

Plan Cases 2276-PUD-16 and 2277-PUD-16

Correspondence received from the following as of 5/19/16 at 5pm

Maryalice Wu
Pierre Moulin
Evelyn Shapiro
Deborah Katz-Downie
Maria Bailey and Ryan Bailey
Stuart Martin
Wendy Mathewson and Casey Smith
Pete and Lynn Coulston
Mary Pat McGuire
Michael J. Plewa
Elizabeth D. Wagner Plewa
Rhett Hasty
Diane Plewa
Beverly Fagan and Peter Fagan
Lois Steinberg
Kate Hunter
Karen and Alain Fresco
Edward Maclin and Beth Darling
Casey Diana
Ralph Dady
Leslie Sherman
George Ordal
Robert Krumm and Jennifer Hines
Trevor Birkenholtz
Louise and T.J. Kuhny
Deborah Allen and Howard Schein
Andrew Scheinman
Marie-Pierre Lassiva Moulin
Steve Clough
Esther Patt
Edwin and Elizabeth Goldwasser
C.K. Gunsalus and Michael W. Walker
James Stori
Ann Reisner and Richard Brazee
Peggy Patten and Todd Kinney
Eunice Weech

Pearson, Lorrie

From: Wendy Mathewson <wendymathewson@gmail.com>
Sent: Thursday, May 19, 2016 8:50 AM
To: s2rtmrtn@gmail.com
Cc: pierremoulin007@gmail.com; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie
Subject: Re: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

Please add our names as well. Thank you for this clear and thoughtful letter.

Wendy Mathewson
Casey Smith
507 S. McCullough St.

On Thu, May 19, 2016 at 8:43 AM, Stuart Martin <s2rtmrtn@gmail.com> wrote:
Thank you Pierre!

Your statements show complete and thorough research; your opinions echo my own.

Unfortunately, I am unable to attend tonight's meeting, but am grateful that you have articulated my feelings about the proposed development so well.

Please feel free to add my name to yours and others opposed to the Lincoln/Nevada development scheme.

Stuart Martin
302 W. Washington

On May 18, 2016, at 9:29 PM, Pierre Moulin <moulin@ifp.uiuc.edu> wrote:

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

Dear Mrs. Tyler,

We are writing to express our unequivocal objection to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. The purpose of a PUD is stated at <http://urbanaininois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>. This document includes the following requirement: "In all planned unit developments, the final built form shall be generally consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies." **The proposed megaproject does not meet any of the conditions for being of public interest, does not even come close to conforming to the 2005 Comprehensive Plan for the Lincoln-Busey corridor, serves only the financial interests of the developer, and is in fact a strong threat to the quality and stability of our neighborhood.**

Regarding the 2005 Urbana Comprehensive Plan: Map #9 on p. 78 of this document (http://urbanainllinois.us/sites/default/files/attachments/Comprehensive_Plan.pdf) details the plan with regards to West Urbana (South Half) and the Lincoln-Busey corridor, and lists the following strategies for neighborhood stability: 1. Explore neighborhood conservation strategies; 2. Promote single-family residential uses in areas zoned for single-family; 3. Preserve existing zoning restrictions; 4. New development to respect traditional physical development pattern.

Regarding the Lincoln/Busey Corridor in particular, the document states: "Preserve these uses as they NOW exist while precluding further encroachment of higher density buildings into this unique residential area." As detailed below, **the proposed megadevelopment violates every single requirement on this list.**

Also specifically, the City of Urbana design guidelines for the Lincoln-Busey corridor (http://urbanainllinois.us/sites/default/files/attachments/LBC_Design_Guidelines.pdf) make it clear that ONLY properties in Zone 1 (light purple area on p.13 of the referenced document) may be used for comparison purposes. Therefore large developments outside the Lincoln-Busey corridor, such as Gregory Place and 901 Western, both on the WEST side of Lincoln, do not serve as valid comps. These large developments are fine where they are as they fit in their neighborhoods. However using them as comps for the proposed PUD would violate the above-referenced City of Urbana design guidelines.

Our specific objections to the proposed PUD are as follows.

- 1) **The proposed mega-development is completely out of character with the neighborhood.** Nevada Street is a cobblestone street lined with mature trees; the houses in the 800 block of Nevada Street are ~100 years old, are beautiful and well-maintained. One of the houses that would be most negatively affected is on the Urbana registry of historic houses (805 W. Nevada). A gigantic 5-story structure overtowering these houses, surrounded by token bushes and shrubs, would be out of proportion and out of character in the neighborhood.
- 2) **The 5-story mega-structure would bring permanent shade on many surrounding houses and backyards.** Most affected would be the adjacent properties on Nevada St. and Busey St., which would be deprived of afternoon and evening light.
- 3) **There is no precedent for any such mega-development in our historic neighborhood.** If approval is granted, the floodgates will open, and other mega-property developers will seek to purchase and demolish more older homes, cut down mature trees, apply for more PUDs, and erect similar mega-structures. Once the precedent is granted, it will become essentially impossible to oppose their moves.
- 4) **There would be a perverse incentive for owners of rental houses to neglect them,** in the hope to have their property purchased by developers with deep pockets. According to a public declaration by the developer, Mr. Chris Saunders, during the May 12 neighborhood meeting, the four properties slated for demolition have been purchased for about 1.2 million dollars. This is more than double their market and assessed values.
- 5) **Density and congestion in the neighborhood would get out of hand.** The four houses slated for demolition house a few dozen tenants. The proposed megastructure would have **79 units and 117 tenants**, i.e., approximately a 5-fold explosion in population density. To add insult to injury, **only 36 parking spaces are planned** (and the sole parking entrance would be in the residential Nevada Street). Empirical observations suggest there are at the very least 2 cars per 3 students in

our neighborhood, hence the proposed megastructure should include at least 78 parking spaces in order to reduce the nuisance. Some 42 cars would have to circle the entire neighborhood to find parking space and compete with existing residents. And this does not even take into account the parking spaces needed for the visitors of these 117 tenants. The developer has made the misleading claim that far fewer parking spaces are needed nowadays. However, as evidenced by an August 27, 2014 article in the NewsGazette (<http://www.news-gazette.com/news/local/2014-08-27/campus-more-students-fewer-cars.html>), while there has been a significant reduction in the number of parking permits issued to students on campus (3,250 in 2010 and only 2,245 in 2014) and in the City of Champaign university district (954 permits in 2010 and 479 in 2014), the same does not hold for the City of Urbana residential parking (daytime: 344 permits in 2010, 313 in 2014; nighttime: 455 in 2010, 392 in 2014). The total reduction in City of Urbana residential parking is therefore less than 12%, nowhere near 50% as claimed by the developer.

6) **The values of single-family homes in the entire neighborhood would go down.** As their owners realize that the intangible assets they cherish in the neighborhood are being debased, they would have an incentive to sell their property and move to other parts of the Champaign-Urbana area. Therefore the long-term effects of allowing mega-developments in the historic neighborhood would be catastrophic.

This would far outweigh any short-term benefit due to increased tax revenue (only \$161,000/year, i.e., about \$4 per year and per Urbana resident) at the PUD site.

7) **Pedestrian safety would be endangered.** There have been many accidents at the Lincoln-Nevada intersection, some quite distressing. Vehicles on Lincoln often rush and try to beat the red light. A strong increase in pedestrian congestion (moreover an unexpected one for many motorists on Lincoln) would increase the rate of accidents. Greatly increased traffic in and out of the proposed parking structure on Nevada St. (which was not designed to handle heavy traffic) as well as adjacent areas (see point #5 above) would likewise endanger pedestrian safety.

8) **There is no need for erecting such a mega-complex at that location** as there already are plenty of opportunities for developers to construct mega-complexes in other areas near campus. Recent examples include the 901 Western Ave. complex between Green and Springfield (on the West side of Lincoln) and the developments immediately North of University Ave. Another possible location is 1105-07 W. Oregon (also on the West side of Lincoln) where Urbana City Council already approved several years ago several waivers to allow construction of a high-rise apartment building. The developer, Mr. Chris Saunders, is listed as the person to which tax bills are sent for those properties.

9) **The utter lack of conformity of the proposed megastructure to the Comprehensive Development Plan is distressing,** and the developers' description (on p.26 of their PUD application) of their megastructure providing a "visual terminus from the campus area along Nevada" would be poetic if it was not grotesque. In reality, the current view from the campus area along Nevada is quite bucolic, with ample greenery across Lincoln Ave. This greenery would be destroyed by the gargantuan construction project and its massive facade.

To summarize our views: **we strongly believe in property development that fits in their neighborhood.** The State Street area has been recognized **nationwide** as an exemplary neighborhood (see e.g. the article <https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm> from the American Planning Association) and UIUC is a leader in the area of sustainable development. It would be a

Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
Maryalice Wu (805 W. Nevada)
Mary Pat McGuire (804 W. Nevada)

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Pearson, Lorrie

From: Fitch, Tyler S <tfitch@uif.uillinois.edu>
Sent: Thursday, May 19, 2016 3:07 PM
To: Pearson, Lorrie
Subject: FW: Error on staff memo for Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1:

FYI.

From: Esther Patt [<mailto:estherpatt@hotmail.com>]
Sent: Thursday, May 19, 2016 12:30 PM
To: bjackerson@hotmail.com; mabyndom@gmail.com; Fitch, Tyler S <tfitch@uif.uillinois.edu>;
ldhopkins@sbcglobal.net; dlotto6@gmail.com; cstohr28@gmail.com; dave.trail@gmail.com; danturner13@gmail.com
Cc: tmandel@urbanuillinois.us
Subject: Error on staff memo for Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1:

Dear Plan Commission members:

I write to point out to you an error on the staff memo for the two Plan Cases you will be hearing tonight. I have copied Teri Andel on this message.

Describing the properties upon which the proposed PUD would be built, the last sentence of the second paragraph of the introduction (page 1 of the memo) states: "Each of the four parcels contains a multi-family apartment building."

That is incorrect. All four parcels are zoned for multi-family, but only one of the existing properties is multi-family -- 809 W. Nevada is a house converted into apartments and has 6 mailboxes.

The property at 802 S. Lincoln is a very large, single family home that was rented as a rooming house by the previous owner, Anthony Donato, and also as a rooming house by John Smith Properties, the owner before him.

The properties at 804 and 806 S. Lincoln are considered to be duplexes but are leased as single family homes. I just communicated with a former tenant of 804 S. Lincoln who confirmed for me that there are 2 kitchens in the house, one on each floor, but no physical separation creating two separate units.

If you go to the web site for Green Street Realty <http://www.greenstreetrealty.com/on-campus/houses> and look at the listings, you'll see both 804 and 806 S. Lincoln are advertised as 5 bedroom houses, each leased for \$3200/month rent. Both were also rented as single family homes by the previous owner, Kevin Hunsinger, who sold the properties last year.

I am very familiar with these properties because I represented the residents of these properties when I served on the city council from 1994-2005 and interviewed many of the people who rented there up until 2012 when I retired as Coordinator of the Tenant Union at the U of I. This correction might not affect your view of the proposal, but I wanted you to have accurate information about current land uses.

Esther Patt

706 S. Coler Avenue

Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 11:25 AM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: Ed Maclin [mailto:edmaclin@gmail.com]
Sent: Thursday, May 19, 2016 11:15 AM
Cc: Tyler, Elizabeth; Prussing, Laurel Lunt; WUNA
Subject: Re: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler:

My wife and I both also strongly object to the nature of the proposed development, the fact that the developer apparently bought the property knowing that their plans violated both the spirit and letter of the development guidelines, and the flawed process being followed for review of this application.

We agree with all the points made below.

Edward Maclin and
Beth Darling
612 West Oregon
Urbana

On Thu, May 19, 2016 at 10:24 AM, Plewa, Michael Jacob <mplewa@illinois.edu> wrote:

Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,

Please enter this letter into the public record

Mary Pat McGuire

Michael J. Plewa

Elizabeth D. Wagner Plewa

Rhett Hasty

Diane Plewa

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

On behalf of the immediate neighbors of the proposed Lincoln-Plaza PUD at 804, 805 and 806 W. Nevada Street, and on behalf of the West Urbana Neighborhood Association Steering Committee, I submit the following letter.

Below I make 4 key points regarding Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1. A discussion of each follows:

1. **The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.**
2. **Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.**
3. **Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.**
4. **The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.**

1. The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

The Urbana Comprehensive Plan, and associated ordinances and corridor-specific guidelines, constitute the current planning and policy documents for the City, to guide and to balance preservation and development alike. The Plan should be upheld by both the City and its property owners, as we collectively steward the City's fabric and reinforce the objectives within the Plan.

The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low intensity along the east, and high intensity along the west;

these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are further informed by the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

2. Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.

The City of Urbana Zoning Ordinance has specific regulations defining the core spatial, massing, volume, and site planning requirements to yield the desired and appropriate development of projects within zoning districts across the City, including within this Corridor. The zoning of R5 has specific increases in allowable building mass and footprint (from the R2 parcels along the eastern part of the Corridor) through an increased FAR maximum, and decreased open space ratio. (Urbana Zoning Ordinance, Table VI-3).

PUDs are covered in the last Section XIII-3 (addressed in Item 3 of this letter) - and are not exempt from fully addressing the intentions of the Comprehensive Plan, the Zoning Ordinance, and the Lincoln-Busey Design Review District, even as they ask for some flexibility in applying them.

The importance of the Zoning Ordinance is not to be understated, as the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 development application **breaches three of the core spatial regulations**, and under-studies parking and circulation issues. The PUD application does not ask for variances, or 'flexibility' against the Ordinance regulations, but for **outright waivers of the site and building Zoning regulations** that are intended to support the Plan while ensuring compatibility within the Lincoln-Busey Corridor. The waivers requested are as follows:

For BUILDING HEIGHT, they request a 165% increase over the maximum for R5.

Height is a critical urban design parameter for achieving compatibility among structures in the LBC. The maximum zoning height for all structures is 35' (R2, R4, R5, and R7) .

The PUD is asking for a height waiver of 58' (a 165% increase in height over the zoning code).

This would tower over other existing structures, impacting visual quality and lighting conditions, particularly for residences to the east. Note that in the application, the applicant makes a negligent statement that the 58' height is "not substantially taller than other buildings nearby"; they cite the *peak gable* at 53' of a building west of Lincoln (the building itself is lower in elevation), and the 43' height of a building to the south, ignoring the other 35 buildings within the 250' affected area.

For FAR, they request a 265% increase over the allowed density increase for R5.

The applicant's site has a mixed zoning of R4 (facing Nevada) and R5 (facing Lincoln), with FAR maximums of .50 and .90, respectively. Note that the FAR for R2 (Zone 2 of the LBC) is .40.

The PUD is asking for an FAR of 2.45 for the site (a 270% increase, over the FAR density allowed).

Further note: Even on R5 has a maximum 1.4

The application cites that the highly increased FAR is due to providing a public plaza (already counted in the OSR) and for accommodating an internal circulation corridor. Neither issue extends the FAR beyond what it would normally be. It is a five-story building that reduces OSR that accounts for the large FAR.

For OPEN SPACE RATIO, they request a 55% decrease of the open space min for R5.

The OpenSpace Ratio for R5 is .30. **The PUD is asking for a further decrease to .13 (a 55% decrease beyond the already allowable open space decrease of .30)**

Further, the allocation of public plaza space in the PUD proposal makes no sense from a Corridor site planning, nor guidelines strategy. Open space should be reallocated to address the neighborhood context.

For PARKING/TRANSPORTATION : a circulation and traffic study is needed

The proposal for the # of units and bedrooms, as they translate to cars, bicycles and pedestrians needs a circulation and traffic study. The application does not address trips generated, nor the circulation adjustments that would be needed by the project. The scale of streets in this area is small, requiring careful maneuvering of vehicles passing each other on Nevada Street directly adjacent to the project site. In addition, turning left onto Lincoln from Nevada can be extremely dangerous. From a vehicular standpoint, a garage entry along Lincoln can be better controlled through signaling. Nevada is a pedestrian and bicycle heavy street, and should remain the priority, thus utilizing some of the safe and complete streets design guidance which can be obtained by entities such Smart Growth America or American Planning Association.

3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that the PUD conforms to the Comprehensive Plan through land use (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself *against* the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area... higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels." [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made." [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood."**

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands immediate attention. I would further suggest that the City request site sections *through* the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' in the City Staff Memorandum of May 13, and were only described as 'concerns' in the

Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and carried forth urban neighborhood plan, perhaps worthy of another APA designation.

Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

Michael J. Plewa
Elizabeth D. Wagner Plewa
708 West Iowa Street
Urbana, IL 61801

Rhett Hasty
Diane Plewa
607 West Ohio Street
Urbana, IL 61801

Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 1:52 PM
To: Pearson, Lorrie
Subject: FW: Input for meeting re. proposed Lincoln Plaza PUD

From: robert krumm [mailto:robplays@yahoo.com]
Sent: Thursday, May 19, 2016 12:33 PM
To: pierremoulin007@gmail.com; Tyler, Elizabeth
Subject: Input for meeting re. proposed Lincoln Plaza PUD

Dear Mrs. Tyler,

Mr. Moulin has very nicely summarized many of the concerns that Urbana residents have about the proposed development along Lincoln Avenue. Please consider both of us on the record as being in complete agreement with Mr. Moulin, and we are opposed to the development, as planned.

In addition, I will offer this concern. The development, as designed, looks very out of character for the an area east of Lincoln Ave. The proposed design would look more "at home" on the west side of Lincoln, as the building looks like one of the more recent buildings that have been constructed on the University of Illinois campus.

We will also offer this question. Does the development team have a "Plan B" for the proposed construction. The reason we mention this is because the proposed building plan seems to assume that all rights will be granted to the development; as though all of the required variances will be approved. It seems a very presumptuous position, so that is why we are asking....is there a Plan B for development of the Lincoln/Nevada properties.

Rather than erect a five story building that looks more like a Universsity of Illinois administrative building, has the developer considered one or more buildings that look more residential? For example, four stand alone apartment buildings that feature sloped roof lines (and overall architecture) that are similar to the surrounding properties.

Thanks for taking our input on this issue.

Sincerely,

Robert Krumm & Jennifer Hines
709 West Delaware Ave.
Urbana, IL 61801
robplays@yahoo.com
217-328-7602

From: Pierre Moulin <moulin@ifp.uiuc.edu>
To: Libby Tyler <eh Tyler@city.urbana.il.us>

Cc: wuna <wuna-list@googlegroups.com>; Laurel Prussing <lprussing@city.urbana.il.us>; tmandel@urbanaininois.us; "Pearson, Lorrie" <lpearson@urbanaininois.us>
Sent: Wednesday, May 18, 2016 9:29 PM
Subject: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

Dear Mrs. Tyler,

We are writing to express our unequivocal objection to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. The purpose of a PUD is stated at <http://urbanaininois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>. This document includes the following requirement: "In all planned unit developments, the final built form shall be generally consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies." **The proposed megaproject does not meet any of the conditions for being of public interest, does not even come close to conforming to the 2005 Comprehensive Plan for the Lincoln-Busey corridor, serves only the financial interests of the developer, and is in fact a strong threat to the quality and stability of our neighborhood.**

Regarding the 2005 Urbana Comprehensive Plan: Map #9 on p. 78 of this document (http://urbanaininois.us/sites/default/files/attachments/Comprehensive_Plan.pdf) details the plan with regards to West Urbana (South Half) and the Lincoln-Busey corridor, and lists the following strategies for neighborhood stability: 1. Explore neighborhood conservation strategies; 2. Promote single-family residential uses in areas zoned for single-family; 3. Preserve existing zoning restrictions; 4. New development to respect traditional physical development pattern.

Regarding the Lincoln/Busey Corridor in particular, the document states: "Preserve these uses as they NOW exist while precluding further encroachment of higher density buildings into this unique residential area." As detailed below, **the proposed megadevelopment violates every single requirement on this list.**

Also specifically, the City of Urbana design guidelines for the Lincoln-Busey corridor (http://urbanaininois.us/sites/default/files/attachments/LBC_Design_Guidelines.pdf) make it clear that ONLY properties in Zone 1 (light purple area on p.13 of the referenced document) may be used for comparison purposes. Therefore large developments outside the Lincoln-Busey corridor, such as Gregory Place and 901 Western, both on the WEST side of Lincoln, do not serve as valid comps. These large developments are fine where they are as they fit in their neighborhoods. However using them as comps for the proposed PUD would violate the above-referenced City of Urbana design guidelines.

Our specific objections to the proposed PUD are as follows.

1) **The proposed mega-development is completely out of character with the neighborhood.** Nevada Street is a cobblestone street lined with mature trees; the houses in the 800 block of Nevada Street are ~100 years old, are beautiful and well-maintained. One of the houses that would be most negatively affected is on the Urbana registry of historic houses (805 W. Nevada). A gigantic 5-story

structure towering these houses, surrounded by token bushes and shrubs, would be out of proportion and out of character in the neighborhood.

2) **The 5-story mega-structure would bring permanent shade on many surrounding houses and backyards.** Most affected would be the adjacent properties on Nevada St. and Busey St., which would be deprived of afternoon and evening light.

3) **There is no precedent for any such mega-development in our historic neighborhood.** If approval is granted, the floodgates will open, and other mega-property developers will seek to purchase and demolish more older homes, cut down mature trees, apply for more PUDs, and erect similar mega-structures. Once the precedent is granted, it will become essentially impossible to oppose their moves.

4) **There would be a perverse incentive for owners of rental houses to neglect them,** in the hope to have their property purchased by developers with deep pockets. According to a public declaration by the developer, Mr. Chris Saunders, during the May 12 neighborhood meeting, the four properties slated for demolition have been purchased for about 1.2 million dollars. This is more than double their market and assessed values.

5) **Density and congestion in the neighborhood would get out of hand.** The four houses slated for demolition house a few dozen tenants. The proposed megastructure would have **79 units and 117 tenants**, i.e., approximately a 5-fold explosion in population density. To add insult to injury, **only 36 parking spaces are planned** (and the sole parking entrance would be in the residential Nevada Street). Empirical observations suggest there are at the very least 2 cars per 3 students in our neighborhood, hence the proposed megastructure should include at least 78 parking spaces in order to reduce the nuisance. Some 42 cars would have to circle the entire neighborhood to find parking space and compete with existing residents. And this does not even take into account the parking spaces needed for the visitors of these 117 tenants. The developer has made the misleading claim that far fewer parking spaces are needed nowadays. However, as evidenced by an August 27, 2014 article in the NewsGazette (<http://www.news-gazette.com/news/local/2014-08-27/campus-more-students-fewer-cars.html>), while there has been a significant reduction in the number of parking permits issued to students on campus (3,250 in 2010 and only 2,245 in 2014) and in the City of Champaign university district (954 permits in 2010 and 479 in 2014), the same does not hold for the City of Urbana residential parking (daytime: 344 permits in 2010, 313 in 2014; nighttime: 455 in 2010, 392 in 2014). The total reduction in City of Urbana residential parking is therefore less than 12%, nowhere near 50% as claimed by the developer.

6) **The values of single-family homes in the entire neighborhood would go down.** As their owners realize that the intangible assets they cherish in the neighborhood are being debased, they would have an incentive to sell their property and move to other parts of the Champaign-Urbana area. Therefore the long-term effects of allowing mega-developments in the historic neighborhood would be catastrophic.

This would far outweigh any short-term benefit due to increased tax revenue (only \$161,000/year, i.e., about \$4 per year and per Urbana resident) at the PUD site.

7) **Pedestrian safety would be endangered.** There have been many accidents at the Lincoln-Nevada intersection, some quite distressing. Vehicles on Lincoln often rush and try to beat the red light. A strong increase in pedestrian congestion (moreover an unexpected one for many motorists on Lincoln) would increase the rate of accidents. Greatly increased traffic in and out of the proposed

parking structure on Nevada St. (which was not designed to handle heavy traffic) as well as adjacent areas (see point #5 above) would likewise endanger pedestrian safety.

8) **There is no need for erecting such a mega-complex at that location** as there already are plenty of opportunities for developers to construct mega-complexes in other areas near campus. Recent examples include the 901 Western Ave. complex between Green and Springfield (on the West side of Lincoln) and the developments immediately North of University Ave. Another possible location is 1105-07 W. Oregon (also on the West side of Lincoln) where Urbana City Council already approved several years ago several waivers to allow construction of a high-rise apartment building. The developer, Mr. Chris Saunders, is listed as the person to which tax bills are sent for those properties.

9) **The utter lack of conformity of the proposed megastructure to the Comprehensive Development Plan is distressing**, and the developers' description (on p.26 of their PUD application) of their megastructure providing a "visual terminus from the campus area along Nevada" would be poetic if it was not grotesque. In reality, the current view from the campus area along Nevada is quite bucolic, with ample greenery across Lincoln Ave. This greenery would be destroyed by the gargantuan construction project and its massive facade.

To summarize our views: **we strongly believe in property development that fits in their neighborhood**. The State Street area has been recognized **nationwide** as an exemplary neighborhood (see e.g. the article <https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm> from the American Planning Association) and UIUC is a leader in the area of sustainable development. It would be a travesty to allow the construction of a 5-story mega-complex in the State street area.

Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
Maryalice Wu (805 W. Nevada)
Mary Pat McGuire (804 W. Nevada)

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The opinions expressed on this unmoderated list do not necessarily reflect those of the Wuna Steering Committee. Please maintain a civil tone when posting or you risk removal from the list.

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 2:05 PM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

From: Steve Clough [mailto:sjclough@gmail.com]
Sent: Thursday, May 19, 2016 11:55 AM
To: Tyler, Elizabeth
Cc: Prussing, Laurel Lunt
Subject: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler:

I would like to official register my opposition to the current version of the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

I fully agree with the objections and concerns raised by Mary Pat McGuire in here email to 'wuna-list' Google group dated May 19th, 2016, and attached below.

I am definitely not opposed to having a nice new apartment complex at this site, I just strongly believe that the developers need to adhere to building guidelines related to size and scope as established for our neighborhood. I am also angered by their logic of needing to increase the size in order to make a profit when they greatly overpaid for the properties (their fault, not ours) and the larger the building they build, the greater the costs, so they could spend less on building costs if it were to build a smaller structure.

I am also writing to express my concern about the clear conflict of interest in having an architect representing a project that needs approval from a governmental commission on which he is a member. In this current case, Mr. Andrew Fell is a member of the Urbana Plan Commission, and he is the main architect of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1) that the Urbana Plan Commission is asked to approve. Even if he recluses himself, it is very difficult to believe that his follow committee members won't be biased in his favor.

Sincerely,
Steve Clough
508 W. Nevada Street
Urbana

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

On behalf of the immediate neighbors of the proposed Lincoln-Plaza PUD at 804, 805 and 806 W. Nevada Street, and on behalf of the West Urbana Neighborhood Association Steering Committee, I submit the following letter.

Below I make 4 key points regarding Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1. A discussion of each follows:

The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

1. The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

The Urbana Comprehensive Plan, and associated ordinances and corridor-specific guidelines, constitute the current planning and policy documents for the City, to guide and to balance preservation and development alike. The Plan should be upheld by both the City and its property owners, as we collectively steward the City's fabric and reinforce the objectives within the Plan.

The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low intensity along the east, and high intensity along the west; these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are further informed by the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

2. Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.

The City of Urbana Zoning Ordinance has specific regulations defining the core spatial, massing, volume, and site planning requirements to yield the desired and appropriate development of projects within zoning districts

across the City, including within this Corridor. The zoning of R5 has specific increases in allowable building mass and footprint (from the R2 parcels along the eastern part of the Corridor) through an increased FAR maximum, and decreased open space ratio. (Urbana Zoning Ordinance, Table VI-3).

PUDs are covered in the last Section XIII-3 (addressed in Item 3 of this letter) - and are not exempt from fully addressing the intentions of the Comprehensive Plan, the Zoning Ordinance, and the Lincoln-Busey Design Review District, even as they ask for some flexibility in applying them.

The importance of the Zoning Ordinance is not to be understated, as the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 development application breaches three of the core spatial regulations, and under-studies parking and circulation issues. The PUD application does not ask for variances, or 'flexibility' against the Ordinance regulations, but for outright waivers of the site and building Zoning regulations that are intended to support the Plan while ensuring compatibility within the Lincoln-Busey Corridor. The waivers requested are as follows:

For BUILDING HEIGHT, they request a 165% increase over the maximum for R5. Height is a critical urban design parameter for achieving compatibility among structures in the LBC. The maximum zoning height for all structures is 35' (R2, R4, R5, and R7). The PUD is asking for a height waiver of 58' (a 165% increase in height over the zoning code). This would tower over other existing structures, impacting visual quality and lighting conditions, particularly for residences to the east. Note that in the application, the applicant makes a negligent statement that the 58' height is "not substantially taller than other buildings nearby"; they cite the peak gable at 53' of a building west of Lincoln (the building itself is lower in elevation), and the 43' height of a building to the south, ignoring the other 35 buildings within the 250' affected area.

For FAR, they request a 265% increase over the allowed density increase for R5. The applicant's site has a mixed zoning of R4 (facing Nevada) and R5 (facing Lincoln), with FAR maximums of .50 and .90, respectively. Note that the FAR for R2 (Zone 2 of the LBC) is .40. The PUD is asking for an FAR of 2.45 for the site (a 270% increase, over the FAR density allowed). Further note: Even an R6 has a maximum 1.4. The application cites that the highly increased FAR is due to providing a public plaza (already counted in the OSR) and for accommodating an internal circulation corridor. Neither issue extends the FAR beyond what it would normally be. It is a five-story building that reduces OSR that accounts for the large FAR.

For OPEN SPACE RATIO, they request a 55% decrease of the open space min for R5. The OpenSpace Ratio for R5 is .30. The PUD is asking for a further decrease to .13 (a 55% decrease beyond the already allowable open space decrease of .30) Further, the allocation of public plaza space in the PUD proposal makes no sense from a Corridor site planning, nor guidelines strategy. Open space should be reallocated to address the neighborhood context.

For PARKING/TRANSPORTATION : a circulation and traffic study is needed The proposal for the # of units and bedrooms, as they translate to cars, bicycles and pedestrians needs a circulation and traffic study. The application does not address trips generated, nor the circulation adjustments that would be needed by the project. The scale of streets in this area is small, requiring careful maneuvering of vehicles passing each other on Nevada Street directly adjacent to the project site. In addition, turning left onto Lincoln from Nevada can be extremely dangerous. From a vehicular standpoint, a garage entry along Lincoln can be better controlled through signaling. Nevada is a pedestrian and bicycle heavy street, and should remain the priority, thus utilizing some of the safe and complete streets design guidance which can be obtained by entities such Smart Growth America or American Planning Association.

3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that the PUD conforms to the Comprehensive Plan through land use (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself against the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area....higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels." [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood."

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the

application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands immediate attention. I would further suggest that the City request site sections through the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and

carried forth urban neighborhood plan, perhaps worthy of another APA designation.

Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 1:57 PM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: Deborah Allen [<mailto:deborahallen@juno.com>]
Sent: Thursday, May 19, 2016 12:23 PM
To: Tyler, Elizabeth
Cc: Wuna
Subject: RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,

Please consider us to have joined with those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, and Pierre Moulin re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting

Thank you,

Deborah Allen and Howard Schein
401 W. Nevada St.

Sent from my Verizon Wireless 4G LTE DROID

Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 1:57 PM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: Plan Case Nos. 2276-PUD-16 and 2277-PUD-16

-----Original Message-----

From: Andrew Scheinman [mailto:ascheinman@scheinmanlaw.com]
Sent: Thursday, May 19, 2016 11:11 AM
To: Tyler, Elizabeth; Prussing, Laurel Lunt
Cc: WUNA
Subject: Re: Plan Case Nos. 2276-PUD-16 and 2277-PUD-16

Dear Libby:

I echo the other public comments regarding the importance of appropriate comment on the above-referenced case scheduled for hearing this evening.

Specifically, please enter into the public record my seconding of the City Staff recommendation that this matter be continued to allow for additional materials requested by City Staff to be provided to the community in order for there to be sufficient ability for the community to comment.

Please note that the developer in this case has elected to combine the Preliminary and Final hearings, which is within right, but which in this case does not allow for adequate notice to and comment by the community.

Again, it is City Staff itself that has recommended additional materials and time for such response; I ask that the Plan Commission follow this recommendation.

I also ask that City Staff request the developer provide information about the proposed public space including specifically 1) will there be tables in this space provided by developer; 2) what is public right of way to occupy this space and said tables (if there are tables); 3) are there garbage cans provided by developer in this space; 4) is there a public restroom or restrooms provided by the developer and, if so, what will access to such restrooms be; and, 5) how does the developer contemplate maintaining this public space?

Please note that the above questions have significant impact on the nature of the benefit of the public space to the public; also, these questions impact concerns about safety, e.g., if users of the public space have to cross the street to use the bathrooms at Cafe Paradiso or Jimmy Johns

I don't wish to suggest that this development **must** have benches, garbage cans or restrooms, but these are significant factors that the community and Plan Commission and City Staff should be aware of as part of the deliberative process. I think it's wonderful that the developer wishes to add to the public spaces of Urbana, and I fully support this vision. But the devil is in the details, and I would like to see those details.

Best Regards, and thanks to City Staff for its hard work on this matter.

Andrew Scheinman, PhD, JD
907 S. Busey

Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 1:55 PM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: [wuna-list] Plan Case Nos. 2276-PUD-16 and 2277-PUD-16

From: Trevor Birkenholtz [<mailto:trevbirk@gmail.com>]
Sent: Thursday, May 19, 2016 11:45 AM
To: Tyler, Elizabeth
Subject: Re: [wuna-list] Plan Case Nos. 2276-PUD-16 and 2277-PUD-16

Dear Ms. Tyler,

I also support this letter. Please enter my support for this letter into the public record.

Best,

Trevor Birkenholtz
714 W. Iowa St.
Urbana, IL 61801

On May 19, 2016, at 10:39 AM, Plewa, Michael Jacob <mplewa@illinois.edu> wrote:

Dear Ms. Tyler,
Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,

Michael J. Plewa,
Elizabeth D. Wagner Plewa
Rhett Hasty
Diane Plewa
Pierre Moulin
Marie-Pierre Lassiva-Moulin

May 19, 2016

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: Mr. Andrew Fell's conflict of interest regarding proposed Lincoln Plaza PUD

Dear Mrs. Tyler:

We are writing to express our grave concern about the conflict of interest that arises in the following two cases, scheduled for discussion at the May 19 meeting of the Urbana Plan Commission:
Plan Case Nos. 2276-PUD-16 and 2277-PUD-16 – 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 in the R-4, Medium Density Multiple Family Residential, and R-5, Medium High Density Multiple Family Residential Zoning Districts

We are exceedingly concerned with the agenda in that this is for a preliminary and final approval for the PUD. Mr. Andrew Fell is a member of the Urbana Plan Commission. Mr. Fell has a financial interest in this project and this presents a striking conflict of interest. A Conflict of Interest is a situation in which a person is in a position to derive personal benefit from actions or decisions made in their official capacity. Mr. Fell, as a member of the Urbana Plan Commission and the lead person advocating this PUD, falls squarely into the definition of a conflict of interest.

We believe that Mr. Fell should not address the Plan Commission as advocate nor should he participate in a discussion of the subject matter before the Plan Commission. Mr. Fell should be prevented from voting on Plan Case Nos. 2276-PUD-16 and 2277-PUD-16 as a member of the Plan Commission. If Mr. Fell participated in prior discussions and influenced the Plan Commission or City Staff on these Cases this would be a serious breach of ethics, and the entire process of fair and impartial review by the Urbana Plan Commission would be compromised.

We would appreciate it if you could clarify Mr. Fell's involvement in recent deliberations about the subject matter.

Sincerely,

Michael J. Plewa, 708 West Iowa Street, Urbana, IL
Elizabeth D. Wagner Plewa, 708 West Iowa Street, Urbana, IL
Rhett Hasty, 607 West Ohio Street, Urbana, IL
Diane Plewa, 607 West Ohio Street, Urbana, IL
Pierre Moulin, 806 W. Nevada Street, Urbana, IL
Marie-Pierre Lassiva-Moulin, 806 W. Nevada Street, Urbana, IL

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For more options, visit this group at

Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 1:56 PM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: [wuna-list] PUD at Lincoln/Nevada

From: wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** Eunice Weech
Sent: Thursday, May 19, 2016 12:49 PM
To: lkuhny@ameritech.net
Cc: Tyler, Elizabeth; wuna-list; Charlie Smyth
Subject: Re: [wuna-list] PUD at Lincoln/Nevada

Please add my name to the well thought out letters from my West Urbana neighbors opposing the Lincoln-Nevada PUD as proposed. Eunice Weech

On Thu, May 19, 2016 at 12:44 PM, Louise Kuhny <lkuhny@ameritech.net> wrote:

Dear Dr. Tyler,

Please accept this email as part of the record for the Plan Commission case considering a PUD at Lincoln and Nevada. Our family objects to this development for the reasons eloquently stated earlier today by Pierre Moulin.

We would like to reiterate how important it is that the City of Urbana honor its commitments made in the following documents:

1. Lincoln-Busey Corridor Plan
2. Comprehensive Plan
3. Downtown-to-Campus Plan

When purchasing our home and making a very significant financial investment in it, we considered the Lincoln-Busey Corridor Plan. It is unjust for the City of Urbana to repeatedly stray from its promises in these documents when home buyers and homeowners utilize them to make investment decisions.

While our home is several blocks from the proposed development, we feel that our property value and enjoyment of our property rights would be negatively impacted by this out-of-place development. We would

encourage the Plan Commission to consider only buildings which fit within the stated parameters of the three planning documents noted above as well as the City of Urbana Zoning Ordinance. We understand the zoning allows for buildings other than single-family, but we hold that such multi-family buildings should be built within the guidelines provided.

We stand by our neighbors who live closer to the proposed PUD in their opposition to the plan as submitted.

Respectfully,

Louise and T.J. Kuhny

801 W. Indiana Avenue

Smith-Russell Historic Landmark

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 11:13 AM
To: Andel, Teri; Pearson, Lorrie
Subject: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: Bev Fagan [mailto:bevfagan@msn.com]
Sent: Thursday, May 19, 2016 11:02 AM
To: Tyler, Elizabeth
Subject: Fwd: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

I am also in complete agreement with the objections outlined in this statement. Please add my name to it for the public record.

Beverly Fagan
512 W Nevada
Urbana

Begin forwarded message:

From: "Fresco, Karen L" <kfresco@illinois.edu>
Date: May 19, 2016 at 10:21:47 AM CDT
To: "ehtyler@city.urbana.il.us" <ehtyler@city.urbana.il.us>
Cc: "wuna-list@googlegroups.com" <wuna-list@googlegroups.com>
Subject: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting
Reply-To: kfresco@illinois.edu

Dear Ms. Tyler,

We are in complete agreement with the objections outlined in this statement. Please add our names to it for the public record.

Best,

Karen and Alain Fresco
511 West Pennsylvania Avenue
Urbana

From: wuna-list@googlegroups.com [wuna-list@googlegroups.com] on behalf of Mary Pat McGuire [mpmattson@gmail.com]
Sent: Thursday, May 19, 2016 9:32 AM
To: Libby Tyler
Cc: wuna; Laurel Prussing; tmandel@urbanainllinois.us; Pearson, Lorrie; Pierre Moulin; mpmcguire00@gmail.com; Maryalice Wu; Rick Nelson
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,
Please enter this letter into the public record. Other residents and owners may wish to add their names as well.
Thank you,
Mary Pat McGuire

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

On behalf of the immediate neighbors of the proposed Lincoln-Plaza PUD at 804, 805 and 806 W. Nevada Street, and on behalf of the West Urbana Neighborhood Association Steering Committee, I submit the following letter.

Below I make 4 key points regarding Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

A discussion of each follows:

1. **The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.**
2. **Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.**
3. **Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.**
4. **The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.**

1. The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

The Urbana Comprehensive Plan, and associated ordinances and corridor-specific guidelines, constitute the current planning and policy documents for the City, to guide and to balance preservation and development alike. The Plan should be upheld by both the City and its property owners, as we collectively steward the City's fabric and reinforce the objectives within the Plan.

The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low

intensity along the east, and high intensity along the west; these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are further informed by the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

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The City of Urbana Zoning Ordinance has specific regulations defining the core spatial, massing, volume, and site planning requirements to yield the desired and appropriate development of projects within zoning districts across the City, including within this Corridor. The zoning of R5 has specific increases in allowable building mass and footprint (from the R2 parcels along the eastern part of the Corridor) through an increased FAR maximum, and decreased open space ratio. (Urbana Zoning Ordinance, Table VI-3).

PUDs are covered in the last Section XIII-3 (addressed in Item 3 of this letter) - and are not exempt from fully addressing the intentions of the Comprehensive Plan, the Zoning Ordinance, and the Lincoln-Busey Design Review District, even as they ask for some flexibility in applying them.

The importance of the Zoning Ordinance is not to be understated, as the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 development application **breaches three of the core spatial regulations**, and under-studies parking and circulation issues. The PUD application does not ask for variances, or 'flexibility' against the Ordinance regulations, but for **outright waivers of the site and building Zoning regulations** that are intended to support the Plan while ensuring compatibility within the Lincoln-Busey Corridor. The waivers requested are as follows:

For BUILDING HEIGHT, they request a 165% increase over the maximum for R5. Height is a critical urban design parameter for achieving compatibility among structures in the LBC. The maximum zoning height for all structures is 35' (R2, R4, R5, and R7). **The PUD is asking for a height waiver of 58' (a 165% increase in height over the zoning code).** This would tower over other existing structures, impacting visual quality and lighting conditions, particularly for residences to the east. Note that in the application, the applicant makes a negligent statement that the 58' height is "not substantially taller than other buildings nearby"; they cite the *peak gable* at 53' of a building west of Lincoln (the building itself is lower in elevation), and the 43' height of a building to the south, ignoring the other 35 buildings within the 250' affected area.

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The PUD is asking for an FAR of 2.45 for the site (a 270% increase, over the FAR density allowed).

Further note: Even an R6 has a maximum 1.4.

The application cites that the highly increased FAR is due to providing a public plaza (already counted in the OSR) and for accommodating an internal circulation corridor. Neither issue extends the FAR beyond what it would normally be. It is a five-story building that reduces OSR that accounts for the large FAR.

For OPEN SPACE RATIO, they request a 55% decrease of the open space min for R5.

The OpenSpace Ratio for R5 is .30. **The PUD is asking for a further decrease to .13 (a 55% decrease beyond the already allowable open space decrease of .30)**

Further, the allocation of public plaza space in the PUD proposal makes no sense from a Corridor site planning, nor guidelines strategy. Open space should be reallocated to address the neighborhood context.

For PARKING/TRANSPORTATION : a circulation and traffic study is needed

The proposal for the # of units and bedrooms, as they translate to cars, bicycles and pedestrians needs a circulation and traffic study. The application does not address trips generated, nor the circulation adjustments that would be needed by the project. The scale of streets in this area is small, requiring careful maneuvering of vehicles passing each other on Nevada Street directly adjacent to the project site. In addition, turning left onto Lincoln from Nevada can be extremely dangerous. From a vehicular standpoint, a garage entry along Lincoln can be better controlled through signaling. Nevada is a pedestrian and bicycle heavy street, and should remain the priority, thus utilizing some of the safe and complete streets design guidance which can be obtained by entities such Smart Growth America or American Planning Association.

3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that the PUD conforms to the Comprehensive Plan through land use (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a

description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself *against* the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area....higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels." [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood.**"

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands

immediate attention. I would further suggest that the City request site sections *through* the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor. The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and carried forth urban neighborhood plan, perhaps worthy of another APA designation.

Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 11:27 AM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: M. Casey Diana [mailto:cdiana2@comcast.net]
Sent: Thursday, May 19, 2016 11:27 AM
To: edmaclin@illinois.edu
Cc: Tyler, Elizabeth; Prussing, Laurel Lunt
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

I also strongly object to the nature of the proposed development

Casey Diana, 401 W. Vermont Avenue

Dear Ms. Tyler:

My wife and I both also strongly object to the nature of the proposed development, the fact that the developer apparently bought the property knowing that their plans violated both the spirit and letter of the development guidelines, and the flawed process being followed for review of this application.

We agree with all the points made below.

Edward Maclin and
Beth Darling
612 West Oregon
Urbana

On Thu, May 19, 2016 at 10:24 AM, Plewa, Michael Jacob <mplewa@illinois.edu> wrote:

Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,

Please enter this letter into the public record

Mary Pat McGuire

Michael J. Plewa

Elizabeth D. Wagner Plewa

Rhett Hasty

Diane Plewa

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

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For OPEN SPACE RATIO, they request a 55% decrease of the open space min for R5.

The OpenSpace Ratio for R5 is .30. **The PUD is asking for a further decrease to .13 (a 55% decrease beyond the already allowable open space decrease of .30)**

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3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that

the PUD conforms to the Comprehensive Plan through land use (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself *against* the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area... higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels." [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood.**"

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to

Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands immediate attention. I would further suggest that the City request site sections *through* the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor. The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the

qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and carried forth urban neighborhood plan, perhaps worthy of another APA designation.

Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

Michael J. Plewa
Elizabeth D. Wagner Plewa
708 West Iowa Street
Urbana, IL 61801

Rhett Hasty
Diane Plewa
607 West Ohio Street
Urbana, IL 61801

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 10:41 AM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: Lois Steinberg [mailto:loisiyoga@gmail.com]
Sent: Thursday, May 19, 2016 10:34 AM
To: kfresco@illinois.edu
Cc: Tyler, Elizabeth; wuna-list@googlegroups.com
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,

I am also in complete agreement with these objections.

Lois Steinberg

Sent from my iPhone

On May 19, 2016, at 5:21 PM, Fresco, Karen L <kfresco@illinois.edu> wrote:

Dear Ms. Tyler,

We are in complete agreement with the objections outlined in this statement. Please add our names to it for the public record.

Best,

Karen and Alain Fresco
511 West Pennsylvania Avenue
Urbana

From: wuna-list@googlegroups.com [wuna-list@googlegroups.com] on behalf of Mary Pat McGuire [mpmattson@gmail.com]
Sent: Thursday, May 19, 2016 9:32 AM
To: Libby Tyler
Cc: wuna; Laurel Prussing; tmandel@urbanailinois.us; Pearson, Lorrie; Pierre Moulin; mpmcguire00@gmail.com; Maryalice Wu; Rick Nelson
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,
Please enter this letter into the public record. Other residents and owners may wish to add their names as well.
Thank you,

Mary Pat McGuire

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

On behalf of the immediate neighbors of the proposed Lincoln-Plaza PUD at 804, 805 and 806 W. Nevada Street, and on behalf of the West Urbana Neighborhood Association Steering Committee, I submit the following letter.

Below I make 4 key points regarding Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

A discussion of each follows:

1. **The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.**
2. **Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.**
3. **Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.**
4. **The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.**

1. The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

The Urbana Comprehensive Plan, and associated ordinances and corridor-specific guidelines, constitute the current planning and policy documents for the City, to guide and to balance preservation and development alike. The Plan should be upheld by both the City and its property owners, as we collectively steward the City's fabric and reinforce the objectives within the Plan.

The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low intensity along the east, and high intensity along the west; these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are

further informed by the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

2. Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.

The City of Urbana Zoning Ordinance has specific regulations defining the core spatial, massing, volume, and site planning requirements to yield the desired and appropriate development of projects within zoning districts across the City, including within this Corridor. The zoning of R5 has specific increases in allowable building mass and footprint (from the R2 parcels along the eastern part of the Corridor) through an increased FAR maximum, and decreased open space ratio. (Urbana Zoning Ordinance, Table VI-3).

PUDs are covered in the last Section XIII-3 (addressed in Item 3 of this letter) - and are not exempt from fully addressing the intentions of the Comprehensive Plan, the Zoning Ordinance, and the Lincoln-Busey Design Review District, even as they ask for some flexibility in applying them.

The importance of the Zoning Ordinance is not to be understated, as the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 development application **breaches three of the core spatial regulations**, and under-studies parking and circulation issues. The PUD application does not ask for variances, or 'flexibility' against the Ordinance regulations, but for **outright waivers of the site and building Zoning regulations** that are intended to support the Plan while ensuring compatibility within the Lincoln-Busey Corridor. The waivers requested are as follows:

For BUILDING HEIGHT, they request a 165% increase over the maximum for R5. Height is a critical urban design parameter for achieving compatibility among structures in the LBC. The maximum zoning height for all structures is 35' (R2, R4, R5, and R7). **The PUD is asking for a height waiver of 58' (a 165% increase in height over the zoning code).** This would tower over other existing structures, impacting visual quality and lighting conditions, particularly for residences to the east. Note that in the application, the applicant makes a negligent statement that the 58' height is "not substantially taller than other buildings nearby"; they cite the *peak gable* at 53' of a building west of Lincoln (the building itself is lower in elevation), and the 43' height of a building to the south, ignoring the other 35 buildings within the 250' affected area.

For FAR, they request a 265% increase over the allowed density increase for R5.

The applicant's site has a mixed zoning of R4 (facing Nevada) and R5 (facing Lincoln), with FAR maximums of .50 and .90, respectively. Note that the FAR for R2 (Zone 2 of the LBC) is .40.

The PUD is asking for an FAR of 2.45 for the site (a 270% increase, over the FAR density allowed).

Further note: Even an R6 has a maximum 1.4.

The application cites that the highly increased FAR is due to providing a public plaza (already counted in the OSR) and for accommodating an internal circulation corridor. Neither issue extends the FAR beyond what it would normally be. It is a five-story building that reduces OSR that accounts for the large FAR.

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Summary comments

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Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 1:59 PM
To: Pearson, Lorrie; Andel, Teri
Subject: FW: Plan Case Nos. 2276-PUD-16 and 2277-PUD-16

From: Plewa, Michael Jacob [<mailto:mplewa@illinois.edu>]
Sent: Thursday, May 19, 2016 10:40 AM
To: Tyler, Elizabeth; Prussing, Laurel Lunt
Cc: WUNA; Plewa, Diane Elizabeth; pierremoulin007@gmail.com
Subject: Plan Case Nos. 2276-PUD-16 and 2277-PUD-16

Dear Ms. Tyler,
Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,

Michael J. Plewa,
Elizabeth D. Wagner Plewa
Rhett Hasty
Diane Plewa
Pierre Moulin
Marie-Pierre Lassiva-Moulin

May 19, 2016

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: Mr. Andrew Fell's conflict of interest regarding proposed Lincoln Plaza PUD

Dear Mrs. Tyler:

We are writing to express our grave concern about the conflict of interest that arises in the following two cases, scheduled for discussion at the May 19 meeting of the Urbana Plan Commission:
Plan Case Nos. 2276-PUD-16 and 2277-PUD-16 – 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 in the R-4, Medium Density Multiple Family Residential, and R-5, Medium High Density Multiple Family Residential Zoning Districts

We are exceedingly concerned with the agenda in that this is for a preliminary and final approval for the PUD. Mr. Andrew Fell is a member of the Urbana Plan Commission. Mr. Fell has a financial interest in this project and this presents a striking conflict of interest. A Conflict of Interest is a situation in which a person is in a position to derive personal benefit from actions or decisions made in their official capacity. Mr. Fell, as a member of the Urbana Plan Commission and the lead person advocating this PUD, falls squarely into the definition of a conflict of interest.

We believe that Mr. Fell should not address the Plan Commission as advocate nor should he participate in a discussion of the subject matter before the Plan Commission. Mr. Fell should be prevented from voting on Plan Case Nos. 2276-PUD-16 and 2277-PUD-16 as a member of the Plan Commission. If Mr. Fell participated in prior discussions and influenced the Plan Commission or City Staff on these Cases this would be a serious breach of ethics, and the entire process of fair and impartial review by the Urbana Plan Commission would be compromised.

We would appreciate it if you could clarify Mr. Fell's involvement in recent deliberations about the subject matter.

Sincerely,

Michael J. Plewa, 708 West Iowa Street, Urbana, IL
Elizabeth D. Wagner Plewa, 708 West Iowa Street, Urbana, IL
Rhett Hasty, 607 West Ohio Street, Urbana, IL
Diane Plewa, 607 West Ohio Street, Urbana, IL
Pierre Moulin, 806 W. Nevada Street, Urbana, IL
Marie-Pierre Lassiva-Moulin, 806 W. Nevada Street, Urbana, IL

Pearson, Lorrie

From: Bev Fagan <bevfagan@msn.com>
Sent: Wednesday, May 18, 2016 2:22 PM
To: Pearson, Lorrie
Subject: Fwd: Proposed building at Lincoln/Nevada St

Begin forwarded message:

From: Bev Fagan <bevfagan@msn.com>
Date: May 18, 2016 at 2:19:13 PM CDT
To: "tmandel@urbanaininois.us" <tmandel@urbanaininois.us>
Subject: Proposed building at Lincoln/Nevada St

This is a letter to the planning commission. I do not have everyone's name or address.

I am opposed to the building proposal at Lincoln and Nevada Streets. The developer should have had something designed that fits the existing Urbana zoning regulations which are in place in order to preserve the character of our neighborhood. The size of the building, the height, open space ratio, and number of parking spaces do not fit the zoning regulations which are there for a reason. That reason is so mega buildings such as this do not take over our historic west Urbana neighborhood.

I know that Andrew Fell can design a building that will coincide with the zoning regulations. The developer knows those regulations and is just wanting to increase his rental profit by having Andrew design a building which go against Urbana's zoning without consideration for the neighborhood. The planning commission must reject this proposal and not give the developer permission to destroy the character of our neighborhood. I know what Lincoln Avenue use to look like with older homes along it. They are gone now. The character has changed. The developers are going to keep tearing down houses and building larger apartments east and farther east of Lincoln Avenue if the Planning Commission allows this to continue. You should stop it now before more homes in west Urbana are torn down to build apartments that do not fit into our neighborhood. Please do not let the developers change the character of our neighborhood. Thank you.

Beverly Fagan
512 West Nevada St.
Urbana, IL

Pearson, Lorrie

From: dkatzdow@life.illinois.edu
Sent: Thursday, May 19, 2016 7:48 AM
To: Tyler, Elizabeth; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie
Cc: pierremoulin007@gmail.com
Subject: [Fwd: Re: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD]
Attachments: untitled-[2].html

I am also adding my name to this letter.

Deborah Katz-Downie
209 W Delaware Ave.

Excellent letter. I would be happy to add my name if you are looking for additions.

Best regards,
Evelyn Shapiro (311 W Illinois)

> On May 18, 2016, at 9:29 PM, Pierre Moulin <moulin@ifp.uiuc.edu> wrote:

>

> To: Elizabeth Tyler
> Director, City of Urbana Community Development Services

>

> Re: May 19, 2016 meeting about Lincoln Plaza PUD

>

>

> Dear Mrs. Tyler,

>

> We are writing to express our unequivocal objection to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. The purpose of a

PUD is stated at <http://urbanaininois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>.

This document includes the following requirement: "In all planned unit developments, the final built form shall be generally consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies." The proposed megaproject does not meet any of the conditions for being of public interest, does not even come close to conforming to the 2005 Comprehensive Plan for the Lincoln-Busey corridor, serves only the financial interests of the developer, and is in fact a strong threat to the quality and stability of our neighborhood.

>

> Regarding the 2005 Urbana Comprehensive Plan: Map #9 on p. 78 of this document

(http://urbanaininois.us/sites/default/files/attachments/Comprehensive_Plan.pdf) details the plan with regards to West Urbana (South Half) and the Lincoln-Busey corridor, and lists the following strategies for

neighborhood stability: 1. Explore neighborhood conservation strategies:

2. Promote single-family residential uses in areas zoned for single-family; 3. Preserve existing zoning restrictions; 4. New development to respect traditional physical development pattern.

>

> Regarding the Lincoln/Busey Corridor in particular, the document states:

“Preserve these uses as they NOW exist while precluding further encroachment of higher density buildings into this unique residential area.” As detailed below, the proposed megadevelopment violates every single requirement on this list.

>

> Also specifically, the City of Urbana design guidelines for the Lincoln-Busey corridor

(http://urbanaillinois.us/sites/default/files/attachments/LBC_Design_Guidelines.pdf)

make it clear that ONLY properties in Zone 1 (light purple area on p.13 of the referenced document) may be used for comparison purposes.

Therefore large developments outside the Lincoln-Busey corridor, such as Gregory Place and 901 Western, both on the WEST side of Lincoln, do not serve as valid comps. These large developments are fine where they are as they fit in their neighborhoods. However using them as comps for the proposed PUD would violate the above-referenced City of Urbana design guidelines.

>

> Our specific objections to the proposed PUD are as follows.

>

> 1) The proposed mega-development is completely out of character with the neighborhood. Nevada Street is a cobblestone street lined with mature trees; the houses in the 800 block of Nevada Street are ~100 years old, are beautiful and well-maintained. One of the houses that would be most negatively affected is on the Urbana registry of historic houses (805 W. Nevada). A gigantic 5-story structure overtowering these houses, surrounded by token bushes and shrubs, would be out of proportion and out of character in the neighborhood.

>

> 2) The 5-story mega-structure would bring permanent shade on many surrounding houses and backyards. Most affected would be the adjacent properties on Nevada St. and Busey St., which would be deprived of afternoon and evening light.

>

> 3) There is no precedent for any such mega-development in our historic neighborhood. If approval is granted, the floodgates will open, and other mega-property developers will seek to purchase and demolish more older homes, cut down mature trees, apply for more PUDs, and erect similar mega-structures. Once the precedent is granted, it will become essentially impossible to oppose their moves.

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> 4) There would be a perverse incentive for owners of rental houses to neglect them, in the hope to have their property purchased by developers with deep pockets. According to a public declaration by the developer, Mr. Chris Saunders, during the May 12 neighborhood meeting, the four properties slated for demolition have been purchased for about 1.2 million dollars. This is more than double their market and assessed values.

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> 5) Density and congestion in the neighborhood would get out of hand. The four houses slated for demolition house a few dozen tenants. The proposed megastructure would have 79 units and 117 tenants, i.e., approximately a 5-fold explosion in population density. To add insult to injury, only 36 parking spaces are planned (and the sole parking entrance would be in the residential Nevada Street). Empirical observations suggest there are at the very least 2 cars per 3 students in our neighborhood, hence the proposed megastructure should include at least 78 parking spaces in order to reduce the nuisance. Some 42 cars would have to circle the entire neighborhood to find parking space and compete with existing residents. And this does not even take into account the parking spaces needed for the visitors of these 117 tenants. The developer has made the misleading claim that far fewer parking spaces are needed nowadays. However, as evidenced by an August 27, 2014 article in the NewsGazette

(<http://www.news-gazette.com/news/local/2014-08-27/campus-more-students-fewer-cars.html>),

> while there has been a significant reduction in the number of parking permits issued to students on campus (3,250 in 2010 and only 2,245 in 2014) and in the City of Champaign university district (954 permits in 2010 and 479 in 2014), the same does not hold for the City of Urbana residential parking (daytime: 344 permits in 2010, 313 in 2014; nighttime: 455 in 2010, 392 in 2014). The total reduction in City of Urbana residential parking is therefore less than 12%, nowhere near 50% as claimed by the developer.

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> 6) The values of single-family homes in the entire neighborhood would go down. As their owners realize that the intangible assets they cherish in the neighborhood are being debased, they would have an incentive to sell their property and move to other parts of the Champaign-Urbana area. Therefore the long-term effects of allowing mega-developments in the historic neighborhood would be catastrophic.

> This would far outweigh any short-term benefit due to increased tax revenue (only \$161,000/year, i.e., about \$4 per year and per Urbana resident) at the PUD site.

>
> 7) Pedestrian safety would be endangered. There have been many accidents at the Lincoln-Nevada intersection, some quite distressing. Vehicles on Lincoln often rush and try to beat the red light. A strong increase in pedestrian congestion (moreover an unexpected one for many motorists on Lincoln) would increase the rate of accidents. Greatly increased traffic in and out of the proposed parking structure on Nevada St. (which was not designed to handle heavy traffic) as well as adjacent areas (see point #5 above) would likewise endanger pedestrian safety.

>
> 8) There is no need for erecting such a mega-complex at that location as there already are plenty of opportunities for developers to construct mega-complexes in other areas near campus. Recent examples include the 901 Western Ave. complex between Green and Springfield (on the West side of Lincoln) and the developments immediately North of University Ave. Another possible location is 1105-07 W. Oregon (also on the West side of Lincoln) where Urbana City Council already approved several years ago

several waivers to allow construction of a high-rise apartment building. The developer, Mr. Chris Saunders, is listed as the person to which tax bills are sent for those properties.

>

> 9) The utter lack of conformity of the proposed megastructure to the Comprehensive Development Plan is distressing, and the developers' description (on p.26 of their PUD application) of their megastructure providing a "visual terminus from the campus area along Nevada" would be poetic if it was not grotesque. In reality, the current view from the campus area along Nevada is quite bucolic, with ample greenery across Lincoln Ave. This greenery would be destroyed by the gargantuan construction project and its massive facade.

>

> To summarize our views: we strongly believe in property development that fits in their neighborhood. The State Street area has been recognized nationwide as an exemplary neighborhood (see e.g. the article <https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm> from the American Planning Association) and UIUC is a leader in the area of sustainable development. It would be a travesty to allow the construction of a 5-story mega-complex in the State street area.

>

> Sincerely,

>

> Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)

> Maryalice Wu (805 W. Nevada)

> Mary Pat McGuire (804 W. Nevada)

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> The opinions expressed on this unmoderated list do not necessarily reflect those

> of the Wuna Steering Committee. Please maintain a civil tone when posting or you risk removal from the list.

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Pearson, Lorrie

From: Bev Fagan <bevfagan@msn.com>
Sent: Thursday, May 19, 2016 10:13 AM
To: Pearson, Lorrie
Subject: Fwd: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

This is a very good letter to the point as to why the construction at Lincoln/Nevada should not be approved. I fully agree with it and want to be sure the planning Committee knows that I agree with the things pointed out in this letter. Thank you.

Beverly Fagan
512 W. Nevada

Begin forwarded message:

From: Pierre Moulin <moulin@ifp.uiuc.edu>
Date: May 18, 2016 at 9:29:27 PM CDT
To: Libby Tyler <ehtyler@city.urbana.il.us>
Cc: wuna <wuna-list@googlegroups.com>, Laurel Prussing <lprussing@city.urbana.il.us>, tmandel@urbanailinois.us, "Pearson, Lorrie" <lpearson@urbanailinois.us>
Subject: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD
Reply-To: pierremoulin007@gmail.com

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

Dear Mrs. Tyler,

We are writing to express our unequivocal objection to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. The purpose of a PUD is stated at <http://urbanailinois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>. This document includes the following requirement: "In all planned unit developments, the final built form shall be generally consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies." **The proposed megaproject does not meet any of the conditions for being of public interest, does not even come close to conforming to the 2005 Comprehensive Plan for the Lincoln-Busey corridor, serves only the financial interests of the developer, and is in fact a strong threat to the quality and stability of our neighborhood.**

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Regarding the Lincoln/Busey Corridor in particular, the document states: "Preserve these uses as they NOW exist while precluding further encroachment of higher density buildings into this unique residential area." As detailed below, **the proposed megadevelopment violates every single requirement on this list.**

Also specifically, the City of Urbana design guidelines for the Lincoln-Busey corridor (http://urbanaininois.us/sites/default/files/attachments/LBC_Design_Guidelines.pdf) make it clear that ONLY properties in Zone 1 (light purple area on p.13 of the referenced document) may be used for comparison purposes. Therefore large developments outside the Lincoln-Busey corridor, such as Gregory Place and 901 Western, both on the WEST side of Lincoln, do not serve as valid comps. These large developments are fine where they are as they fit in their neighborhoods. However using them as comps for the proposed PUD would violate the above-referenced City of Urbana design guidelines.

Our specific objections to the proposed PUD are as follows.

- 1) **The proposed mega-development is completely out of character with the neighborhood.** Nevada Street is a cobblestone street lined with mature trees; the houses in the 800 block of Nevada Street are ~100 years old, are beautiful and well-maintained. One of the houses that would be most negatively affected is on the Urbana registry of historic houses (805 W. Nevada). A gigantic 5-story structure overtowering these houses, surrounded by token bushes and shrubs, would be out of proportion and out of character in the neighborhood.
- 2) **The 5-story mega-structure would bring permanent shade on many surrounding houses and backyards.** Most affected would be the adjacent properties on Nevada St. and Busey St., which would be deprived of afternoon and evening light.
- 3) **There is no precedent for any such mega-development in our historic neighborhood.** If approval is granted, the floodgates will open, and other mega-property developers will seek to purchase and demolish more older homes, cut down mature trees, apply for more PUDs, and erect similar mega-structures. Once the precedent is granted, it will become essentially impossible to oppose their moves.
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This would far outweigh any short-term benefit due to increased tax revenue (only \$161,000/year, i.e., about \$4 per year and per Urbana resident) at the PUD site.

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Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
Marie-Pierre Moulin (805 W. Nevada)

Mary Pat McGuire (804 W. Nevada)

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Pearson, Lorrie

From: pierremoulin007@gmail.com on behalf of Pierre Moulin <moulin@ifp.uiuc.edu>
Sent: Wednesday, May 18, 2016 9:29 PM
To: Tyler, Elizabeth
Cc: wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie
Subject: input for tomorrow's meeting re. proposed Lincoln Plaza PUD

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

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Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
Maryalice Wu (805 W. Nevada)
Mary Pat McGuire (804 W. Nevada)

Pearson, Lorrie

From: Maryalice Wu <wumaryalice@gmail.com>
Sent: Wednesday, May 18, 2016 8:58 PM
To: Pearson, Lorrie; Tyler, Elizabeth
Cc: Charlie Smyth; Pierre Moulin; Mary Patricia McGuire; wuna-steering@googlegroups.com; Prussing, Laurel Lunt
Subject: Letter of Protest for the PUD application: 809 West Nevada and 802, 804, and 806 South Lincoln Avenue.

Dear Planning Commission:

If approved, today's proposal would significantly and negatively affect the historic West Urbana neighborhood and would irrevocably change the fabric of our beloved community. Therefore, I request that this proposal be denied.

Development in West Urbana and in the Lincoln/Busey Corridor in particular, should be guided by the vision of existing zoning laws and the several city documents included in the 2005 Comprehensive Plan and the Lincoln/Busey Corridor design guidelines. This proposal is an abject departure from that vision with its request for FIVE (5) separate zoning waivers.

The east side of Lincoln Avenue represents the western border of the west Urbana neighborhood. This proposed mega structure, which seeks approval for building on the east side of Lincoln Avenue, asks for significant waivers of existing zoning laws. The builders seek five separate waivers: a waiver for floor area ratio (FAR), a waiver for building height, a waiver for open space ratio (OSR), a waiver for parking, and a waiver for the front yard setback along Lincoln Avenue and Nevada Street. These waiver requests represent a deviation from existing zoning laws of between 165% and 265%. In addition, they are requesting a decrease in parking, OSR, and setback ranging from 55% to 66%. The number and magnitude of these waiver requests are a slap in the face to the hard and careful work both the city and the neighborhood have put into preserving the quality and character of this historic area.

The proposed structure is completely out of character for our neighborhood. The scale of this mega structure would be a first; there are no buildings east of Lincoln Avenue, south of Green Street, and north of Florida Avenue that approach this monstrous scale. Such a structure would negatively impact the attractiveness of the neighborhood and quality of life for current and future residents.

In addition to those reasons stated above, this proposal should be denied because it is in clear violation of the spirit and letter of existing design guidelines.

The application states:

"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."

Per the Busey/Lincoln Corridor document:

“When a project proposal is located on the east side of Lincoln Avenue, between Illinois Street and Pennsylvania Avenue, it will be reviewed in the context of the other properties located in Zone 1. Specifically, when the guidelines call for compatibility with other structures on the block face, along a block, or on the block, proposals located in Zone 1 will be reviewed with reference to all structures on the east side of Lincoln for the block the parcel is in and for one block to the north and one block to the south.”

Currently both the staff recommendation and the PUD application specifically reference structures west of Lincoln as well as several

blocks north of the proposed building site. Simply, per city documents, these buildings to the west of Lincoln Avenue are not relevant.

According to the PUD requirements a PUD should contain the following:

“The building goes beyond the minimum zoning and development standards in terms of design, public amenities, innovative “green” construction and implementation of the comprehensive plan.”

While I won’t go into details on all of these items, I will go into details on the comprehensive plan, which is at the core of the application and staff review. Regarding the Lincoln/Busey Corridor, the Comprehensive Plan specifically prescribes a plan for the area, stating that the goal for this area is to:

“Preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area”

The magnitude of these waivers would be a grotesque violation of the plans for this area. Currently three out of the four properties are designated R5--R5 is by definition medium high density. These parcels are already a “high density” classification and in accordance to the guidelines of the comprehensive plan. Any new larger building would be by definition a higher density building, which would be a direct violation of the Comprehensive Plan. The Planning Manager admits as much in her review, stating:

“More intensive development was not envisioned in the Comprehensive Plan for those parcels.”

Broadly speaking, the proposal is incompatible with the core goals and objectives of the comprehensive plan:

URBANA’S ESTABLISHED NEIGHBORHOODS

Goal 1.0 Preserve and enhance the character of Urbana’s established residential neighborhoods.

Relevant Objectives for Goal 1.0

1.2 Encourage investment in older properties to help maintain their appearance and long-term potential.

1.3 Promote the improvement of existing structures through the enforcement of property maintenance codes.

1.4 Promote established neighborhoods close to campus and the downtown as attractive places for people to live.

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

Relevant Objectives

2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.

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

Relevant Objectives

3.1 Encourage an urban design for new development that will complement and enhance its surroundings.

This proposed mega structure is incongruent with the objectives of the comprehensive plan as listed above.

In summary, this proposal violates both the writing and the intent of the Lincoln/Busey Corridor with a proposed increase of density of 175%. This increase would be overwhelming to the neighborhood. These buildings have been allowed to fall into disrepair due to the gamble developers have made to convert this area into a mega apartment building and the refusal of landowners to preserve and invest in these properties. The developers have paid over 200% of the assessed value for three out of the four properties. Why wouldn't other owners allow nearby buildings to fall into disrepair as well at the prospect of such a high payoff for their properties? If this building proposal is allowed to proceed, it may be just the first domino to fall in the destruction of our neighborhood.

The proposed structure is completely out of character and size with the existing neighborhood. There are no buildings on the east side of Lincoln, south of Green, and north of Florida that are of this scale. Most importantly, this proposed structure is a detriment to the overall fabric of the neighborhood. I would like to state, I am not opposed to *any* development on these parcels as long as it is in alignment with the vision, goals, and zoning laws of Urbana. But a project that is so clearly and deliberately contrary to existing guidelines would significantly erode the charm and value of that area and must not be allowed to come to fruition.

This proposal is the antithesis to the vision for the area laid out in the City's Comprehensive Plan. This mega structure would do irreversible harm to the character of the neighborhood and I request that the proposal be denied.

Signed

Maryalice Wu

805 W. Nevada

Pearson, Lorrie

From: Peggy Patten <m-patten@sbcglobal.net>
Sent: Thursday, May 19, 2016 8:37 AM
To: Tyler, Elizabeth; Prussing, Laurel Lunt; Pearson, Lorrie
Cc: ! Brown, Bill; csmyth@sbcglobal.net; ! Marlin, Diane; ! Jakobsson, Eric; ! Ammons, Aaron; ! Madigan, Michael; ! Roberts, Dennis
Subject: proposed Lincoln Plaza PUD

Dear Mayor Prussing, Ms. Tyler, and Ms. Pearson,

We wish to share our strong opposition to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. We attended last week's community meeting about the project. The scale of the project is out of character for the West Urbana neighborhood. The massive size would degrade the neighboring houses and streets. It would also exacerbate the problematic parking situation in West Urbana. We currently live at 609 W. Indiana. There are many weeks of the year when our street as well as Busey Avenue are filled with cars largely driven by students and those living in nearby sororities and fraternities. Adding a mega complex with fewer than half the requisite parking for its tenants will worsen the situation.

There are ample opportunities for developers to build supersized apartment complexes in CU. West Urbana is not such a place. The Lincoln Plaza would endanger the quality and stability of our neighborhood.

Sincerely,

Peggy Patten
Todd Kinney
609 W. Indiana Avenue
Urbana

Cc: Urbana City Council

Pearson, Lorrie

From: caroline coulston <carolinecoulston@sbcglobal.net>
Sent: Thursday, May 19, 2016 8:57 AM
To: s2rtmrtn@gmail.com; pierremoulin007@gmail.com
Cc: Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie
Subject: Re: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

I cannot thank you enough Pierre for your incredibly well researched and written letter. It gives me hope for this lovely neighborhood. completely agree with Stuart. Please add Pete and Lynn Coulston to your letter. We completely oppose the proposed PUD.

Thank you so much. Lynn

Sent from Yahoo Mail for iPhone

On Thursday, May 19, 2016, 8:43 AM, Stuart Martin <s2rtmrtn@gmail.com> wrote:

Thank you Pierre!

Your statements show complete and thorough research; your opinions echo my own.

Unfortunately, I am unable to attend tonight's meeting, but am grateful that you have articulated my feelings about the proposed development so well.

Please feel free to add my name to yours and others opposed to the Lincoln/Nevada development scheme.

Stuart Martin
302 W. Washington

On May 18, 2016, at 9:29 PM, Pierre Moulin <moulin@ifp.uiuc.edu> wrote:

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

Dear Mrs. Tyler,

We are writing to express our unequivocal objection to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. The purpose of a PUD is stated at <http://urbanaininois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>. This document includes the following requirement: "In all planned unit developments, the final built form shall be generally consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies." **The proposed megaproject does not meet any of the conditions for being of public interest, does**

not even come close to conforming to the 2005 Comprehensive Plan for the Lincoln-Busey corridor, serves only the financial interests of the developer, and is in fact a strong threat to the quality and stability of our neighborhood.

Regarding the 2005 Urbana Comprehensive Plan: Map #9 on p. 78 of this document (http://urbanainline.com/sites/default/files/attachments/Comprehensive_Plan.pdf) details the plan with regards to West Urbana (South Half) and the Lincoln-Busey corridor, and lists the following strategies for neighborhood stability: 1. Explore neighborhood conservation strategies; 2. Promote single-family residential uses in areas zoned for single-family; 3. Preserve existing zoning restrictions; 4. New development to respect traditional physical development pattern.

Regarding the Lincoln/Busey Corridor in particular, the document states: "Preserve these uses as they NOW exist while precluding further encroachment of higher density buildings into this unique residential area." As detailed below, **the proposed megadevelopment violates every single requirement on this list.**

Also specifically, the City of Urbana design guidelines for the Lincoln-Busey corridor (http://urbanainline.com/sites/default/files/attachments/LBC_Design_Guidelines.pdf) make it clear that ONLY properties in Zone 1 (light purple area on p.13 of the referenced document) may be used for comparison purposes. Therefore large developments outside the Lincoln-Busey corridor, such as Gregory Place and 901 Western, both on the WEST side of Lincoln, do not serve as valid comps. These large developments are fine where they are as they fit in their neighborhoods. However using them as comps for the proposed PUD would violate the above-referenced City of Urbana design guidelines.

Our specific objections to the proposed PUD are as follows.

- 1) **The proposed mega-development is completely out of character with the neighborhood.** Nevada Street is a cobblestone street lined with mature trees; the houses in the 800 block of Nevada Street are ~100 years old, are beautiful and well-maintained. One of the houses that would be most negatively affected is on the Urbana registry of historic houses (805 W. Nevada). A gigantic 5-story structure overtowering these houses, surrounded by token bushes and shrubs, would be out of proportion and out of character in the neighborhood.
- 2) **The 5-story mega-structure would bring permanent shade on many surrounding houses and backyards.** Most affected would be the adjacent properties on Nevada St. and Busey St., which would be deprived of afternoon and evening light.
- 3) **There is no precedent for any such mega-development in our historic neighborhood.** If approval is granted, the floodgates will open, and other mega-property developers will seek to purchase and demolish more older homes, cut down mature trees, apply for more PUDs, and erect similar mega-structures. Once the precedent is granted, it will become essentially impossible to oppose their moves.
- 4) **There would be a perverse incentive for owners of rental houses to neglect them,** in the hope to have their property purchased by developers with deep pockets. According to a public declaration by the developer, Mr. Chris Saunders, during the May 12 neighborhood meeting, the four properties slated for demolition have been purchased for about 1.2 million dollars. This is more than double their market and assessed values.

5) **Density and congestion in the neighborhood would get out of hand.** The four houses slated for demolition house a few dozen tenants. The proposed megastructure would have **79 units and 117 tenants**, i.e., approximately a 5-fold explosion in population density. To add insult to injury, **only 36 parking spaces are planned** (and the sole parking entrance would be in the residential Nevada Street). Empirical observations suggest there are at the very least 2 cars per 3 students in our neighborhood, hence the proposed megastructure should include at least 78 parking spaces in order to reduce the nuisance. Some 42 cars would have to circle the entire neighborhood to find parking space and compete with existing residents. And this does not even take into account the parking spaces needed for the visitors of these 117 tenants. The developer has made the misleading claim that far fewer parking spaces are needed nowadays. However, as evidenced by an August 27, 2014 article in the NewsGazette (<http://www.news-gazette.com/news/local/2014-08-27/campus-more-students-fewer-cars.html>), while there has been a significant reduction in the number of parking permits issued to students on campus (3,250 in 2010 and only 2,245 in 2014) and in the City of Champaign university district (954 permits in 2010 and 479 in 2014), the same does not hold for the City of Urbana residential parking (daytime: 344 permits in 2010, 313 in 2014; nighttime: 455 in 2010, 392 in 2014). The total reduction in City of Urbana residential parking is therefore less than 12%, nowhere near 50% as claimed by the developer.

6) **The values of single-family homes in the entire neighborhood would go down.** As their owners realize that the intangible assets they cherish in the neighborhood are being debased, they would have an incentive to sell their property and move to other parts of the Champaign-Urbana area. Therefore the long-term effects of allowing mega-developments in the historic neighborhood would be catastrophic.

This would far outweigh any short-term benefit due to increased tax revenue (only \$161,000/year, i.e., about \$4 per year and per Urbana resident) at the PUD site.

7) **Pedestrian safety would be endangered.** There have been many accidents at the Lincoln-Nevada intersection, some quite distressing. Vehicles on Lincoln often rush and try to beat the red light. A strong increase in pedestrian congestion (moreover an unexpected one for many motorists on Lincoln) would increase the rate of accidents. Greatly increased traffic in and out of the proposed parking structure on Nevada St. (which was not designed to handle heavy traffic) as well as adjacent areas (see point #5 above) would likewise endanger pedestrian safety.

8) **There is no need for erecting such a mega-complex at that location** as there already are plenty of opportunities for developers to construct mega-complexes in other areas near campus. Recent examples include the 901 Western Ave. complex between Green and Springfield (on the West side of Lincoln) and the developments immediately North of University Ave. Another possible location is 1105-07 W. Oregon (also on the West side of Lincoln) where Urbana City Council already approved several years ago several waivers to allow construction of a high-rise apartment building. The developer, Mr. Chris Saunders, is listed as the person to which tax bills are sent for those properties.

9) **The utter lack of conformity of the proposed megastructure to the Comprehensive Development Plan is distressing**, and the developers' description (on p.26 of their PUD application) of their megastructure providing a "visual terminus from the campus area along Nevada" would be poetic if it was not grotesque. In reality, the current view from the campus area along Nevada is quite bucolic, with ample greenery across Lincoln Ave. This greenery would be destroyed by the gargantuan construction project and its massive facade.

To summarize our views: **we strongly believe in property development that fits in their neighborhood.** The State Street area has been recognized **nationwide** as an exemplary neighborhood (see e.g. the article <https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm> from the American Planning Association) and UIUC is a leader in the area of sustainable development. It would be a travesty to allow the construction of a 5-story mega-complex in the State street area.

Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
Maryalice Wu (805 W. Nevada)
Mary Pat McGuire (804 W. Nevada)

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Pearson, Lorrie

From: Ralph Dady <ralphdady@sbcglobal.net>
Sent: Thursday, May 19, 2016 12:51 PM
To: pierremoulin007@gmail.com; Tyler, Elizabeth
Cc: wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie
Subject: Re: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

Dear Ms. Tyler,

Please consider me to have joined with those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, and Pierre Moulin re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting.

I am opposed to the proposed development on the corner of Lincoln and Nevada and endorse the arguments in the referenced letter. I am concerned for my neighborhood and community and believe the proposed development will itself have a negative impact on quality and safety and cause many problems, as well as setting a precedent that will lead to more exploitation.

Sincerely,
Ralph Dady
302 West Nevada Street
Urbana, IL 61801

From: Pierre Moulin <moulin@ifp.uiuc.edu>
To: Libby Tyler <ehtyler@city.urbana.il.us>
Cc: wuna <wuna-list@googlegroups.com>; Laurel Prussing <lprussing@city.urbana.il.us>; tmandel@urbanaininois.us;
"Pearson, Lorrie" <lpearson@urbanaininois.us>
Sent: Wednesday, May 18, 2016 9:29 PM
Subject: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

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Pearson, Lorrie

From: Evelyn Shapiro <esha4mail@aol.com>
Sent: Thursday, May 19, 2016 5:56 AM
To: pierremoulin007@gmail.com
Cc: Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie
Subject: Re: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

Follow Up Flag: Follow up
Flag Status: Completed

Excellent letter. I would be happy to add my name if you are looking for additions.

Best regards,
Evelyn Shapiro (311 W Illinois)

On May 18, 2016, at 9:29 PM, Pierre Moulin <moulin@ifp.uiuc.edu> wrote:

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

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- 3) **There is no precedent for any such mega-development in our historic neighborhood.** If approval is granted, the floodgates will open, and other mega-property developers will seek to purchase and demolish more older homes, cut down mature trees, apply for more PUDs, and erect similar mega-structures. Once the precedent is granted, it will become essentially impossible to oppose their moves.
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2014). The total reduction in City of Urbana residential parking is therefore less than 12%, nowhere near 50% as claimed by the developer.

6) **The values of single-family homes in the entire neighborhood would go down.** As their owners realize that the intangible assets they cherish in the neighborhood are being debased, they would have an incentive to sell their property and move to other parts of the Champaign-Urbana area. Therefore the long-term effects of allowing mega-developments in the historic neighborhood would be catastrophic. This would far outweigh any short-term benefit due to increased tax revenue (only \$161,000/year, i.e., about \$4 per year and per Urbana resident) at the PUD site.

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To summarize our views: **we strongly believe in property development that fits in their neighborhood.** The State Street area has been recognized **nationwide** as an exemplary neighborhood (see e.g. the article <https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm> from the American Planning Association) and UTUC is a leader in the area of sustainable development. It would be a travesty to allow the construction of a 5-story mega-complex in the State street area.

Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
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Pearson, Lorrie

From: Maria Bailey <mariabailey14@gmail.com>
Sent: Thursday, May 19, 2016 8:29 AM
To: esha4mail@aol.com
Cc: pierremoulin007@gmail.com; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie
Subject: Re: [wuna-list] input for tomorrow's meeting re: proposed Lincoln Plaza PUD

I agree. Our names can be added as well.

Best,
Maria & Ryan Bailey
309 W. Elm St

On Thursday, May 19, 2016, 'Evelyn Shapiro' via wuna-list <wuna-list@googlegroups.com> wrote:
Excellent letter. I would be happy to add my name if you are looking for additions.

Best regards,
Evelyn Shapiro (311 W Illinois)

On May 18, 2016, at 9:29 PM, Pierre Moulin <moulin@ifp.uiuc.edu> wrote:

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

Dear Mrs. Tyler,

We are writing to express our unequivocal objection to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. The purpose of a PUD is stated at <http://urbanaininois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>. This document includes the following requirement: "In all planned unit developments, the final built form shall be generally consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies." **The proposed megaproject does not meet any of the conditions for being of public interest, does not even come close to conforming to the 2005 Comprehensive Plan for the Lincoln-Busey corridor, serves only the financial interests of the developer, and is in fact a strong threat to the quality and stability of our neighborhood.**

Regarding the 2005 Urbana Comprehensive Plan: Map #9 on p. 78 of this document (http://urbanaininois.us/sites/default/files/attachments/Comprehensive_Plan.pdf) details the plan with regards to West Urbana (South Half) and the Lincoln-Busey corridor, and lists the following strategies for neighborhood stability: 1. Explore neighborhood conservation strategies; 2. Promote single-family residential uses in areas zoned for single-family; 3. Preserve existing zoning restrictions; 4. New development to respect traditional physical development pattern.

Regarding the Lincoln/Busey Corridor in particular, the document states: "Preserve these uses as they NOW exist while precluding further encroachment of higher density buildings into this unique residential area." As detailed below, **the proposed megadevelopment violates every single requirement on this list.**

Also specifically, the City of Urbana design guidelines for the Lincoln-Busey corridor (http://urbanaininois.us/sites/default/files/attachments/LBC_Design_Guidelines.pdf) make it clear that ONLY properties in Zone 1 (light purple area on p.13 of the referenced document) may be used for comparison purposes. Therefore large developments outside the Lincoln-Busey corridor, such as Gregory Place and 901 Western, both on the WEST side of Lincoln, do not serve as valid comps. These large developments are fine where they are as they fit in their neighborhoods. However using them as comps for the proposed PUD would violate the above-referenced City of Urbana design guidelines.

Our specific objections to the proposed PUD are as follows.

- 1) **The proposed mega-development is completely out of character with the neighborhood.** Nevada Street is a cobblestone street lined with mature trees; the houses in the 800 block of Nevada Street are ~100 years old, are beautiful and well-maintained. One of the houses that would be most negatively affected is on the Urbana registry of historic houses (805 W. Nevada). A gigantic 5-story structure overtowering these houses, surrounded by token bushes and shrubs, would be out of proportion and out of character in the neighborhood.
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To summarize our views: **we strongly believe in property development that fits in their neighborhood.** The State Street area has been recognized **nationwide** as an exemplary neighborhood (see e.g. the article <https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm> from the American Planning Association) and UIUC is a leader in the area of sustainable development. It would be a travesty to allow the construction of a 5-story mega-complex in the State street area.

Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
Maryalice Wu (805 W. Nevada)
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Maria

Pearson, Lorrie

From: Leslie Sherman <leslies61801@gmail.com>
Sent: Thursday, May 19, 2016 1:33 PM
To: Mary Pat McGuire
Cc: Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Pierre Moulin; mpmcguire00@gmail.com; Maryalice Wu; Rick Nelson
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,

Please add my name to those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, Elizabeth D. Wagner Plewa, Rhett Hasty, and Diane Plewa re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting.

I am opposed to the large scale of the proposed development and do not feel that it matches the height and size of the buildings near it on the East side of Lincoln Avenue. I feel this development will start a movement to further develop other buildings (or replace existing apartment buildings) with additional out of scale and inappropriately large buildings.

Sincerely,

Leslie Sherman
513 W Oregon Street
Urbana, IL 61801

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <mpmattson@gmail.com> wrote:

Dear Ms. Tyler,
Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,
Mary Pat McGuire

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

On behalf of the immediate neighbors of the proposed Lincoln-Plaza PUD at 804, 805 and 806 W. Nevada Street, and on behalf of the West Urbana Neighborhood Association Steering Committee, I submit the following letter.

Below I make 4 key points regarding Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

A discussion of each follows:

1. **The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.**
2. **Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.**
3. **Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.**
4. **The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.**

1. The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

The Urbana Comprehensive Plan, and associated ordinances and corridor-specific guidelines, constitute the current planning and policy documents for the City, to guide and to balance preservation and development alike. The Plan should be upheld by both the City and its property owners, as we collectively steward the City's fabric and reinforce the objectives within the Plan.

The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low intensity along the east, and high intensity along the west; these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are further informed by the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

2. Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.

The City of Urbana Zoning Ordinance has specific regulations defining the core spatial, massing, volume, and site planning requirements to yield the desired and appropriate development of projects within zoning districts across the City, including within this Corridor. The zoning of R5 has specific increases in allowable building mass and footprint (from the R2 parcels along the eastern part of the Corridor) through an increased FAR maximum, and decreased open space ratio. (Urbana Zoning Ordinance, Table VI-3).

PUDs are covered in the last Section XIII-3 (addressed in Item 3 of this letter) - and are not exempt from fully addressing the intentions of the Comprehensive Plan, the Zoning Ordinance, and the Lincoln-Busey Design Review District, even as they ask for some flexibility in applying them.

The importance of the Zoning Ordinance is not to be understated, as the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 development application **breaches three of the core spatial regulations**, and under-studies parking and circulation issues. The PUD application does not ask for variances, or 'flexibility' against the Ordinance regulations, but for **outright waivers of the site and building Zoning regulations** that are intended to support the Plan while ensuring compatibility within the Lincoln-Busey Corridor. The waivers requested are as follows:

For BUILDING HEIGHT, they request a 165% increase over the maximum for R5.

Height is a critical urban design parameter for achieving compatibility among structures in the LBC. The maximum zoning height for all structures is 35' (R2, R4, R5, and R7).

The PUD is asking for a height waiver of 58' (a 165% increase in height over the zoning code).

This would tower over other existing structures, impacting visual quality and lighting conditions, particularly for residences to the east. Note that in the application, the applicant makes a negligent statement that the 58' height is "not substantially taller than other buildings nearby"; they cite the *peak gable* at 53' of a building west of Lincoln (the building itself is lower in elevation), and the 43' height of a building to the south, ignoring the other 35 buildings within the 250' affected area.

For FAR, they request a 265% increase over the allowed density increase for R5.

The applicant's site has a mixed zoning of R4 (facing Nevada) and R5 (facing Lincoln), with FAR maximums of .50 and .90, respectively. Note that the FAR for R2 (Zone 2 of the LBC) is .40.

The PUD is asking for an FAR of 2.45 for the site (a 270% increase, over the FAR density allowed).

Further note: Even an R6 has a maximum 1.4.

The application cites that the highly increased FAR is due to providing a public plaza (already counted in the OSR) and for accommodating an internal circulation corridor. Neither issue extends the FAR beyond what it would normally be. It is a five-story building that reduces OSR that accounts for the large FAR.

For OPEN SPACE RATIO, they request a 55% decrease of the open space min for R5.

The OpenSpace Ratio for R5 is .30. **The PUD is asking for a further decrease to .13 (a 55% decrease beyond the already allowable open space decrease of .30)**

Further, the allocation of public plaza space in the PUD proposal makes no sense from a Corridor site planning, nor guidelines strategy. Open space should be reallocated to address the neighborhood context.

For PARKING/TRANSPORTATION : a circulation and traffic study is needed

The proposal for the # of units and bedrooms, as they translate to cars, bicycles and pedestrians needs a circulation and traffic study. The application does not address trips generated, nor the circulation adjustments that would be needed by the project. The scale of streets in this area is small, requiring careful maneuvering of vehicles passing each other on Nevada Street directly adjacent to the project site. In addition, turning left onto Lincoln from Nevada can be extremely dangerous. From a vehicular standpoint, a garage entry along Lincoln can be better controlled through signaling. Nevada is a pedestrian and bicycle heavy street, and should remain the priority, thus utilizing some of the safe and complete streets design guidance which can be obtained by entities such Smart Growth America or American Planning Association.

3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that the PUD conforms to the Comprehensive Plan through land use (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself *against* the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area...higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels." [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood.**"

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands immediate attention. I would further suggest that the City request site sections *through* the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinances and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein.

And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and carried forth urban neighborhood plan, perhaps worthy of another APA designation.

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Pearson, Lorrie

From: George Ordal <gwordal@gmail.com>
Sent: Thursday, May 19, 2016 1:49 PM
To: Leslie Sherman
Cc: Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Pierre Moulin; mpmcguire00@gmail.com; Maryalice Wu; Rick Nelson
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

I also completely agree. Please add my name to the record. George Ordal

On Thu, May 19, 2016 at 1:32 PM, Leslie Sherman <leslies61801@gmail.com> wrote:
Dear Ms. Tyler,

Please add my name to those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, Elizabeth D. Wagner Plewa, Rhett Hasty, and Diane Plewa re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting.

I am opposed to the large scale of the proposed development and do not feel that it matches the height and size of the buildings near it on the East side of Lincoln Avenue. I feel this development will start a movement to further develop other buildings (or replace existing apartment buildings) with additional out of scale and inappropriately large buildings.

Sincerely,

Leslie Sherman
513 W Oregon Street
Urbana, IL 61801

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <mpmattson@gmail.com> wrote:

Dear Ms. Tyler,
Please enter this letter into the public record. Other residents and owners may wish to add their names as well.
Thank you,
Mary Pat McGuire

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

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4. **The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.**

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The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low intensity along the east, and high intensity along the west; these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are further informed by the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

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the safe and complete streets design guidance which can be obtained by entities such Smart Growth America or American Planning Association.

3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that the PUD conforms to the Comprehensive Plan through land *use* (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself *against* the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area...higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels." [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood.**"

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of

proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands immediate attention. I would further suggest that the City request site sections *through* the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its

plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

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Pearson, Lorrie

From: Mary Pat McGuire <mpmattson@gmail.com>
Sent: Thursday, May 19, 2016 9:32 AM
To: Tyler, Elizabeth
Cc: wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Pierre Moulin; mpmcguire00@gmail.com; Maryalice Wu; Rick Nelson
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

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The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not

afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and carried forth urban neighborhood plan, perhaps worthy of another APA designation.

Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

Pearson, Lorrie

From: Peter Fagan <bevfgan@icloud.com>
Sent: Wednesday, May 18, 2016 2:45 PM
To: Andel, Teri
Cc: Pearson, Lorrie
Subject: Parking on Nevada St

This is a photo taken from the 500 block of Nevada Street to Lincoln Avenue. As you can see there is no available parking along Nevada Street when the U of I is in session and the students are in town. There are already many rental properties along Nevada Street without sufficient parking for the renters, therefore street parking is taken up. The proposed development at the corner of Lincoln/Nevada must provide enough parking for the units being built. There are not enough parking spaces in the neighborhood to accommodate any more cars. More and more students have cars each year. If a rental has two bedrooms there will be two cars. This photo was taken in front of my house at 512 West Nevada.
Beverly Fagan



Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 4:40 PM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: Letter

-----Original Message-----

From: Lizie Goldwasser [<mailto:liziegoldwasser@gmail.com>]
Sent: Thursday, May 19, 2016 4:29 PM
To: Tyler, Elizabeth
Subject: Letter

Dear Ms. Tyler,

As residents of West Urbana, we would like you to add our names to the letter from Mary Pat McGuire.

Thank you,

Edwin ("Ned") and Elizabeth ("Liza") Goldwasser
612 West Delaware
Urbana

C. K. Gunsalus & Michael W. Walker
511. W High Street
Urbana, Illinois 61801

May 19, 2016

Plan Commission
City of Urbana, *via email*

Dear Members of the Plan Commission:

Please put us on record along with many of our neighbors in expressing concern about and opposition to current plans for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 for 804, 805 and 806 W. Nevada Street. We specifically endorse the letter submitted by Mary Pat McGuire on behalf of the Steering Committee of the West Urbana Neighborhood Association.

The Urbana Comprehensive Plan is a very carefully-crafted approach to providing buffers and transitional zones to protect existing neighborhoods and permit development along major arteries and around campus, especially west of Lincoln Avenue. In the development of the plan, with which we were involved, Lincoln Avenue was seen as a dividing line for historic West Urbana neighborhoods from the state streets to University Avenue.

The Urbana Zoning Ordinance similarly reflects a number of careful considerations designed to balance a large number of competing priorities. It is clear and contains notice of constraints applying to the various zoning classifications. These balances have served us well and should be respected.

For all the reasons stated by our neighbors, we believe the PUD proposed violates the plain language of the applicable ordinances and the spirit of the comprehensive plan and PUD concept.

Specifically:

- ▶ the proposed mass of the buildings is too large;
- ▶ the requested FAR, open space and height waivers are unreasonably large and out of character with surroundings;
- ▶ the current form of the proposed development endangers the character of the historic WUNA neighborhood; and
- ▶ it is too dense and has too little parking; it imposes unreasonable costs upon neighbors, especially with the parking entrance off Nevada Street.

The process seems rushed with the requested consolidation of preliminary and final hearings. We are also concerned by the apparent role city staff have played in recent weeks in seeming to disregard the effects of new developments on established neighborhoods in which many homeowners and residents have invested and chosen to inhabit for many years. We choose to live in this neighborhood because of its character and we wish to see that character protected. We would like to see the city join us as partners in that endeavor.

Thank you for considering our views. We seek a respectful, creative approach that lives within the long-published rules designed to protect our special area.

Cordially,



Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 4:44 PM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: [wuna-list] Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: James Stori [<mailto:james.stori@gmail.com>]
Sent: Thursday, May 19, 2016 4:21 PM
To: Tyler, Elizabeth
Cc: Prussing, Laurel Lunt; WUNA; csmyth@sbcglobal.net
Subject: Re: [wuna-list] Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler:

Please add the following to the public record for tonight's Plan Commission Meeting:

The 2005 Comprehensive Plan Maps #8 and #9 for West Urbana state the following:

Strategies for Neighborhood Stability

3. Preserve existing zoning protections

4. New development to respect traditional physical development pattern

and specifically for the "Lincoln/Busy Corridor" in question:

"Preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area."

The City of Urbana Planning Division Memorandum on Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 states the following (p.11, Summary of Staff Findings):

5. The application is generally consistent with the goals, objectives, and future land use in the 2005 Comprehensive Plan.

An Urbana homeowner and taxpayer, I would like to state for the record my opposition to this proposed development and request that city staff withdraw support for this and all future proposals that are in obvious direct conflict with clearly stated goals, objectives, and future land use in the 2005 Comprehensive Plan.

Sincerely,

James Stori
807 S Birch St.

Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 4:45 PM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: [wuna-list] PUD at Lincoln/Nevada

-----Original Message-----

From: wuna-list@googlegroups.com [<mailto:wuna-list@googlegroups.com>] On Behalf Of Reisner, Ann E
Sent: Thursday, May 19, 2016 4:43 PM
To: Tyler, Elizabeth
Cc: 'wuna-list'; 'Charlie Smyth'
Subject: RE: [wuna-list] PUD at Lincoln/Nevada

Dear Dr. Tyler,

Please accept this email as part of the record for the Plan Commission case considering a PUD at Lincoln and Nevada. Our family objects to this development for the reasons eloquently stated earlier today by Pierre Moulin and in the additional letter written by Louise and TJ Kuhny.

We would like to reiterate how important it is that the City of Urbana honor its commitments made in the following documents:

1. Lincoln-Busey Corridor Plan
2. Comprehensive Plan
3. Downtown-to-Campus Plan

When we were buying our house (the largest purchase we will ever make), we -- as has been mentioned by others who have written -- were informed of and made the decision to purchase based on the understanding that the Lincoln-Busey Corridor Plan would be followed. The purpose of making a plan to guide development is -- in fact -- to use the plan to guide development.

We also would encourage the Plan Commission to allow buildings only when these buildings fall within the stated parameters of the three planning documents noted above as well as the City of Urbana Zoning Ordinance.

Again, we based our buying decision on knowledge of and acceptance of the city plans; we see no reason why developers should not follow the plans as well. This -- of course -- does not limit housing to residential homes only, but the parameters of the proposed building should be congruent with previously stated plans, not based on getting variances granted.

Respectfully,
Ann Reisner and Richard Brazee
905 S. Busey

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Pearson, Lorrie

From: katie <golux3@gmail.com>
Sent: Thursday, May 19, 2016 11:07 AM
To: Prussing, Laurel Lunt; Tyler, Elizabeth; tfitch@ullinois.edu; Pearson, Lorrie; cstohr28@gmail.com
Subject: comments on Lincoln Plaza PUD

Dear Mayor Prussing Ms. Tyler, and Members of the Plan Commission,

I would like to add my comments to those of my neighbors who will be speaking *against* allowing the proposed Lincoln Plaza PUD. Please enter this letter into the public record.

I will very briefly outline the points which several of my neighbors have written up in expanded form.

1) the proposed development violates the 2005 Comprehensive Plan for the Lincoln-Busey Corridor. It would be a dire threat to the stability of our low density residential neighborhood. It would open the door for future similar non-conforming projects.

2) This proposal does not preserve the existing zoning restrictions which are designed to maintain this very sensitive buffer between campus and the R2 residential streets to the east.

3) the project can in no way be described as being in the public interest. It would add to the congestion - pedestrian, car, bicycle and bus - at an already problematic intersection. It would increase the amount of traffic in the residential area to the east since most residents will not be provided with off-street parking spaces. The rate of student car ownership is known to be well above the unrealistic rate which the developer is suggesting.

4) the scale of this project is out of character with the adjoining low density residential areas. The presence of such a large high density development would affect the quality of life for much of that area. Over the years, we have worked to preserve this neighborhood - one high density project such as this one will start the reversal of the progress we've made. The decline of this neighborhood would be a tremendous loss to the city.

5) the potential profits for these developers has created a disincentive for property maintenance since it has now been established that a neglected property (rental or owner occupied) can be sold at a premium regardless of the condition of the property. This trend will wind up diverting city resources (enforcement, nuisance etc.) as more and more single family, duplex, and low density apartment buildings are allowed to become derelict targets for the next developer.

6) There are hundreds of units of similar housing currently being added to the the housing stock in both Champaign and Urbana. The current construction rate may well result in an oversupply of this type of housing. Given this rate of development, it cannot be a good decision to override all the planning documents when there is no need for additional rental units of this type and at this location.

Sincerely,

Kate Hunter
510 W. Oregon St.
Urbana, IL

Plan Cases 2276-PUD-16 and 2277-PUD-16

Correspondence received from the following on 5/19/16 between 5pm and 7pm

Gwendolyn Derk & Kima Kheiolomoom

Brian Dill

Scott Lux

Martha Wagner Weinberg

Graham Huesmann

Pearson, Lorrie

From: Derk, Gwendolyn Rose <gderk2@illinois.edu>
Sent: Thursday, May 19, 2016 6:26 PM
To: Leslie Sherman; Mary Pat McGuire
Cc: Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Pierre Moulin; mpmcguire00@gmail.com; Maryalice Wu; Rick Nelson
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Tyler,

Please add our names to the public record letters written by Mary Pat Maguire, Michael Plewa, Elizabeth D. Wagner Plewa, Rhett Hasty, and Diane Plewa re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting. We would like to voice our opposition to the proposed structure.

Sincerely,
Gwendolyn Derk & Kima Kheirolomoom

----- Original message-----

From: Leslie Sherman
Date: Thu, May 19, 2016 1:32 PM
To: Mary Pat McGuire;
Cc: Libby Tyler;wuna;Laurel Prussing;tmandel@urbanainlinois.us;Pearson, Lorrie;Pierre Moulin;mpmcguire00@gmail.com;Maryalice Wu;Rick Nelson;
Subject:Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,

Please add my name to those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, Elizabeth D. Wagner Plewa, Rhett Hasty, and Diane Plewa re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting.

I am opposed to the large scale of the proposed development and do not feel that it matches the height and size of the buildings near it on the East side of Lincoln Avenue. I feel this development will start a movement to further develop other buildings (or replace existing apartment buildings) with additional out of scale and inappropriately large buildings.

Sincerely,

Leslie Sherman
513 W Oregon Street
Urbana, IL 61801

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <mpmattson@gmail.com> wrote:

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,

Mary Pat McGuire

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

On behalf of the immediate neighbors of the proposed Lincoln-Plaza PUD at 804, 805 and 806 W. Nevada Street, and on behalf of the West Urbana Neighborhood Association Steering Committee, I submit the following letter.

Below I make 4 key points regarding Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1. A discussion of each follows:

1. **The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.**
2. **Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.**
3. **Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.**
4. **The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.**

1. The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

The Urbana Comprehensive Plan, and associated ordinances and corridor-specific guidelines, constitute the current planning and policy documents for the City, to guide and to balance preservation and development alike. The Plan should be upheld by both the City and its property owners, as we collectively steward the City's fabric and reinforce the objectives within the Plan.

The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low intensity along the east, and high intensity along the west; these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are further informed by

the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

2. Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.

The City of Urbana Zoning Ordinance has specific regulations defining the core spatial, massing, volume, and site planning requirements to yield the desired and appropriate development of projects within zoning districts across the City, including within this Corridor. The zoning of R5 has specific increases in allowable building mass and footprint (from the R2 parcels along the eastern part of the Corridor) through an increased FAR maximum, and decreased open space ratio. (Urbana Zoning Ordinance, Table VI-3).

PUDs are covered in the last Section XIII-3 (addressed in Item 3 of this letter) - and are not exempt from fully addressing the intentions of the Comprehensive Plan, the Zoning Ordinance, and the Lincoln-Busey Design Review District, even as they ask for some flexibility in applying them.

The importance of the Zoning Ordinance is not to be understated, as the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 development application **breaches three of the core spatial regulations**, and under-studies parking and circulation issues. The PUD application does not ask for variances, or 'flexibility' against the Ordinance regulations, but for **outright waivers of the site and building Zoning regulations** that are intended to support the Plan while ensuring compatibility within the Lincoln-Busey Corridor. The waivers requested are as follows:

For BUILDING HEIGHT, they request a 165% increase over the maximum for R5.

Height is a critical urban design parameter for achieving compatibility among structures in the LBC. The maximum zoning height for all structures is 35' (R2, R4, R5, and R7) .

The PUD is asking for a height waiver of 58' (a 165% increase in height over the zoning code).

This would tower over other existing structures, impacting visual quality and lighting conditions, particularly for residences to the east. Note that in the application, the applicant makes a negligent statement that the 58' height is "not substantially taller than other buildings nearby"; they cite the *peak gable* at 53' of a building west of Lincoln (the building itself is lower in elevation), and the 43' height of a building to the south, ignoring the other 35 buildings within the 250' affected area.

For FAR, they request a 265% increase over the allowed density increase for R5.

The applicant's site has a mixed zoning of R4 (facing Nevada) and R5 (facing Lincoln), with FAR maximums of .50 and .90, respectively. Note that the FAR for R2 (Zone 2 of the LBC) is .40.

The PUD is asking for an FAR of 2.45 for the site (a 270% increase, over the FAR density allowed).

Further note: Even an R6 has a maximum 1.4.

The application cites that the highly increased FAR is due to providing a public plaza (already counted in the OSR) and for accommodating an internal circulation corridor. Neither issue extends

the FAR beyond what it would normally be. It is a five-story building that reduces OSR that accounts for the large FAR.

For OPEN SPACE RATIO, they request a 55% decrease of the open space min for R5. The OpenSpace Ratio for R5 is .30. The PUD is asking for a further decrease to .13 (a 55% decrease beyond the already allowable open space decrease of .30)

Further, the allocation of public plaza space in the PUD proposal makes no sense from a Corridor site planning, nor guidelines strategy. Open space should be reallocated to address the neighborhood context.

For PARKING/TRANSPORTATION : a circulation and traffic study is needed

The proposal for the # of units and bedrooms, as they translate to cars, bicycles and pedestrians needs a circulation and traffic study. The application does not address trips generated, nor the circulation adjustments that would be needed by the project. The scale of streets in this area is small, requiring careful maneuvering of vehicles passing each other on Nevada Street directly adjacent to the project site. In addition, turning left onto Lincoln from Nevada can be extremely dangerous. From a vehicular standpoint, a garage entry along Lincoln can be better controlled through signaling. Nevada is a pedestrian and bicycle heavy street, and should remain the priority, thus utilizing some of the safe and complete streets design guidance which can be obtained by entities such Smart Growth America or American Planning Association.

3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that the PUD conforms to the Comprehensive Plan through land use (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself *against* the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area... higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels. [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood.**"

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands immediate attention. I would further suggest that the City request site sections *through* the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and carried forth urban neighborhood plan, perhaps worthy of another APA designation.

Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 7:04 PM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

From: Brian Dill [mailto:brianjdill@gmail.com]
Sent: Thursday, May 19, 2016 5:19 PM
To: Tyler, Elizabeth
Subject: Fwd: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

Dear Ms. Tyler,

I would like to add my signature to this letter. I am opposed to the proposed development on the corner of Lincoln and Nevada and endorse the arguments in the referenced letter.

Sincerely,

Brian Dill
602 W. Washington Street

From: Pierre Moulin <moulin@ifp.uiuc.edu>
To: Libby Tyler <ehtyler@city.urbana.il.us>
Cc: wuna <wuna-list@googlegroups.com>; Laurel Prussing <lprussing@city.urbana.il.us>; tmandel@urbanaininois.us; "Pearson, Lorrie" <lpearson@urbanaininois.us>
Sent: Wednesday, May 18, 2016 9:29 PM
Subject: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

Dear Mrs. Tyler,

We are writing to express our unequivocal objection to the proposed Planned Unit Development (PUD) at Lincoln and Nevada. The purpose of a PUD is stated at <http://urbanaininois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>. This document includes the following requirement: "In all planned unit developments, the final built form shall be generally consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies." **The proposed megaproject does not meet any of the conditions for being of public interest, does not even come close to conforming to the 2005 Comprehensive Plan for the Lincoln-Busey corridor,**

serves only the financial interests of the developer, and is in fact a strong threat to the quality and stability of our neighborhood.

Regarding the 2005 Urbana Comprehensive Plan: Map #9 on p. 78 of this document (http://urbanaininois.us/sites/default/files/attachments/Comprehensive_Plan.pdf) details the plan with regards to West Urbana (South Half) and the Lincoln-Busey corridor, and lists the following strategies for neighborhood stability: 1. Explore neighborhood conservation strategies; 2. Promote single-family residential uses in areas zoned for single-family; 3. Preserve existing zoning restrictions; 4. New development to respect traditional physical development pattern.

Regarding the Lincoln/Busey Corridor in particular, the document states: "Preserve these uses as they NOW exist while precluding further encroachment of higher density buildings into this unique residential area." As detailed below, **the proposed megadevelopment violates every single requirement on this list.**

Also specifically, the City of Urbana design guidelines for the Lincoln-Busey corridor (http://urbanaininois.us/sites/default/files/attachments/LBC_Design_Guidelines.pdf) make it clear that ONLY properties in Zone 1 (light purple area on p.13 of the referenced document) may be used for comparison purposes. Therefore large developments outside the Lincoln-Busey corridor, such as Gregory Place and 901 Western, both on the WEST side of Lincoln, do not serve as valid comps. These large developments are fine where they are as they fit in their neighborhoods. However using them as comps for the proposed PUD would violate the above-referenced City of Urbana design guidelines.

Our specific objections to the proposed PUD are as follows.

- 1) **The proposed mega-development is completely out of character with the neighborhood.** Nevada Street is a cobblestone street lined with mature trees; the houses in the 800 block of Nevada Street are ~100 years old, are beautiful and well-maintained. One of the houses that would be most negatively affected is on the Urbana registry of historic houses (805 W. Nevada). A gigantic 5-story structure overtowering these houses, surrounded by token bushes and shrubs, would be out of proportion and out of character in the neighborhood.
- 2) **The 5-story mega-structure would bring permanent shade on many surrounding houses and backyards.** Most affected would be the adjacent properties on Nevada St. and Busey St., which would be deprived of afternoon and evening light.
- 3) **There is no precedent for any such mega-development in our historic neighborhood.** If approval is granted, the floodgates will open, and other mega-property developers will seek to purchase and demolish more older homes, cut down mature trees, apply for more PUDs, and erect similar mega-structures. Once the precedent is granted, it will become essentially impossible to oppose their moves.
- 4) **There would be a perverse incentive for owners of rental houses to neglect them,** in the hope to have their property purchased by developers with deep pockets. According to a public declaration by the developer, Mr. Chris Saunders, during the May 12 neighborhood meeting, the four properties slated for demolition have been purchased for about 1.2 million dollars. This is more than double their market and assessed values.
- 5) **Density and congestion in the neighborhood would get out of hand.** The four houses slated for demolition house a few dozen tenants. The proposed megastructure would have **79 units and**

117 tenants, i.e., approximately a 5-fold explosion in population density. To add insult to injury, **only 36 parking spaces are planned** (and the sole parking entrance would be in the residential Nevada Street). Empirical observations suggest there are at the very least 2 cars per 3 students in our neighborhood, hence the proposed megastructure should include at least 78 parking spaces in order to reduce the nuisance. Some 42 cars would have to circle the entire neighborhood to find parking space and compete with existing residents. And this does not even take into account the parking spaces needed for the visitors of these 117 tenants. The developer has made the misleading claim that far fewer parking spaces are needed nowadays. However, as evidenced by an August 27, 2014 article in the NewsGazette (<http://www.news-gazette.com/news/local/2014-08-27/campus-more-students-fewer-cars.html>),

while there has been a significant reduction in the number of parking permits issued to students on campus (3,250 in 2010 and only 2,245 in 2014) and in the City of Champaign university district (954 permits in 2010 and 479 in 2014), the same does not hold for the City of Urbana residential parking (daytime: 344 permits in 2010, 313 in 2014; nighttime: 455 in 2010, 392 in 2014). The total reduction in City of Urbana residential parking is therefore less than 12%, nowhere near 50% as claimed by the developer.

6) **The values of single-family homes in the entire neighborhood would go down.** As their owners realize that the intangible assets they cherish in the neighborhood are being debased, they would have an incentive to sell their property and move to other parts of the Champaign-Urbana area. Therefore the long-term effects of allowing mega-developments in the historic neighborhood would be catastrophic.

This would far outweigh any short-term benefit due to increased tax revenue (only \$161,000/year, i.e., about \$4 per year and per Urbana resident) at the PUD site.

7) **Pedestrian safety would be endangered.** There have been many accidents at the Lincoln-Nevada intersection, some quite distressing. Vehicles on Lincoln often rush and try to beat the red light. A strong increase in pedestrian congestion (moreover an unexpected one for many motorists on Lincoln) would increase the rate of accidents. Greatly increased traffic in and out of the proposed parking structure on Nevada St. (which was not designed to handle heavy traffic) as well as adjacent areas (see point #5 above) would likewise endanger pedestrian safety.

8) **There is no need for erecting such a mega-complex at that location** as there already are plenty of opportunities for developers to construct mega-complexes in other areas near campus. Recent examples include the 901 Western Ave. complex between Green and Springfield (on the West side of Lincoln) and the developments immediately North of University Ave. Another possible location is 1105-07 W. Oregon (also on the West side of Lincoln) where Urbana City Council already approved several years ago several waivers to allow construction of a high-rise apartment building. The developer, Mr. Chris Saunders, is listed as the person to which tax bills are sent for those properties.

9) **The utter lack of conformity of the proposed megastructure to the Comprehensive Development Plan is distressing**, and the developers' description (on p.26 of their PUD application) of their megastructure providing a "visual terminus from the campus area along Nevada" would be poetic if it was not grotesque. In reality, the current view from the campus area along Nevada is quite bucolic, with ample greenery across Lincoln Ave. This greenery would be destroyed by the gargantuan construction project and its massive facade.

To summarize our views: **we strongly believe in property development that fits in their neighborhood.** The State Street area has been recognized **nationwide** as an exemplary neighborhood (see e.g. the article

<https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm> from the American Planning Association) and UIUC is a leader in the area of sustainable development. It would be a travesty to allow the construction of a 5-story mega-complex in the State street area.

Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)
Maryalice Wu (805 W. Nevada)
Mary Pat McGuire (804 W. Nevada)

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 7:05 PM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

From: Scott Lux [mailto:scottielux@gmail.com]
Sent: Thursday, May 19, 2016 6:56 PM
To: Tyler, Elizabeth
Subject: Re: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

Dear Ms. Tyler,

Please consider me to have joined with those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, and Pierre Moulin re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting.

I am opposed to the proposed development on the corner of Lincoln and Nevada and endorse the arguments in the referenced letter. I am concerned for my neighborhood and community and believe the proposed development will itself have a negative impact on quality and safety and cause many problems, as well as setting a precedent that will lead to more exploitation.

Sincerely,
Scott Lux
506 West Nevada Street
Urbana, IL 61801

On Thu, May 19, 2016 at 12:51 PM, Ralph Dady <ralphdady@sbcglobal.net> wrote:
Dear Ms. Tyler,

Please consider me to have joined with those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, and Pierre Moulin re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting.

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Sincerely,
Ralph Dady
302 West Nevada Street
Urbana, IL 61801

From: Pierre Moulin <moulin@ifp.uiuc.edu>
To: Libby Tyler <eh Tyler@city.urbana.il.us>

Cc: wuna <wuna-list@googlegroups.com>; Laurel Prussing <lprussing@city.urbana.il.us>; tmandel@urbanaininois.us; "Pearson, Lorrie" <lpearson@urbanaininois.us>
Sent: Wednesday, May 18, 2016 9:29 PM
Subject: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD

To: Elizabeth Tyler
Director, City of Urbana Community Development Services

Re: May 19, 2016 meeting about Lincoln Plaza PUD

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Sincerely,

Pierre Moulin and Marie-Pierre Lassiva-Moulin (806 W. Nevada)

Maryalice Wu (805 W. Nevada)

Mary Pat McGuire (804 W. Nevada)

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 7:06 PM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** Martha Weinberg
Sent: Thursday, May 19, 2016 6:50 PM
To: Tyler, Elizabeth
Cc: 'wuna'; Prussing, Laurel Lunt
Subject: RE: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,
Please add my name to the public record letters below opposing the proposed structure and its deviation from the Urbana Comprehensive Plan.

I am unable to attend tonight's meeting, but if I could be there would speak in opposition.

Sincerely,
Martha Wagner Weinberg
Orchard Street

From: wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** Derk, Gwendolyn Rose
Sent: Thursday, May 19, 2016 6:26 PM
To: Leslie Sherman; Mary Pat McGuire
Cc: Libby Tyler; wuna; Laurel Prussing; tmandel@urbanaininois.us; Pearson, Lorrie; Pierre Moulin; mPMCguire00@gmail.com; Maryalice Wu; Rick Nelson
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,

Please add our names to the public record letters written by Mary Pat Maguire, Michael Plewa, Elizabeth D. Wagner Plewa, Rhett Hasty, and Diane Plewa re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting. We would like to voice our opposition to the proposed structure.

Sincerely,
Gwendolyn Derk & Kima Kheirolomoom

----- Original message-----

From: Leslie Sherman
Date: Thu, May 19, 2016 1:32 PM

To: Mary Pat McGuire;
Cc: Libby Tyler;wuna;Laurel Prussing;tmandel@urbanaininois.us;Pearson, Lorrie;Pierre
Moulin;mpmcguire00@gmail.com;Maryalice Wu;Rick Nelson;
Subject:Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan
Commission Meeting

Dear Ms. Tyler,

Please add my name to those listed into public record in the letters written by Mary Pat Maguire, Michael Plewa, Elizabeth D. Wagner Plewa, Rhett Hasty, and Diane Plewa re: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 on the May 19 Plan Commission Meeting.

I am opposed to the large scale of the proposed development and do not feel that it matches the height and size of the buildings near it on the East side of Lincoln Avenue. I feel this development will start a movement to further develop other buildings (or replace existing apartment buildings) with additional out of scale and inappropriately large buildings.

Sincerely,

Leslie Sherman
513 W Oregon Street
Urbana, IL 61801

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <mpmattson@gmail.com> wrote:

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,
Mary Pat McGuire

May 19, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA, ASLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

On behalf of the immediate neighbors of the proposed Lincoln-Plaza PUD at 804, 805 and 806 W. Nevada Street, and on behalf of the West Urbana Neighborhood Association Steering Committee, I submit the following letter.

Below I make 4 key points regarding Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1. A discussion of each follows:

1. **The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.**
2. **Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.**

3. **Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.**
4. **The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.**

1. The Urbana Comprehensive Plan, and associated regulations, ordinances, policies, and guidelines, must be upheld.

The Urbana Comprehensive Plan, and associated ordinances and corridor-specific guidelines, constitute the current planning and policy documents for the City, to guide and to balance preservation and development alike. The Plan should be upheld by both the City and its property owners, as we collectively steward the City's fabric and reinforce the objectives within the Plan.

The proposed development Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 is located in West Urbana, within the Lincoln-Busey Corridor Design Review Overlay District. This area has a distinct presence within the City, as the interface between the University and the historic neighborhood. The Corridor contains two primary zones, low intensity along the east, and high intensity along the west; these are regulated, by parcel, within the City of Urbana Zoning Ordinance. The parcels within the applicant's site are zoned as: R4 Medium Density Residential (facing Nevada) and R5 Medium-High Density Residential (facing Lincoln). Sites within the Lincoln-Busey Corridor are further informed by the Lincoln Busey Design Guidelines (LBDG) containing specific guidance for development compatible with existing structures and uses within the Corridor, so as to contribute to the distinct character of the neighborhood through well-designed, contextual development.

These Zoning regulations are comprehensively described in the Zoning Ordinance. The Ordinance is the law that upholds the Plan, and this is the document on which property owners can rely to understand one's rights and responsibilities, the rights and responsibilities of adjacent property owners, and the responsibilities of the City to maintain the Plan and the Ordinance.

2. Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1 make requests for waivers of primary Zoning Ordinances that grossly violate the intentions, plans, regulations and design-guidelines of the Lincoln-Busey Corridor.

The City of Urbana Zoning Ordinance has specific regulations defining the core spatial, massing, volume, and site planning requirements to yield the desired and appropriate development of projects within zoning districts across the City, including within this Corridor. The zoning of R5 has specific increases in allowable building mass and footprint (from the R2 parcels along the eastern part of the Corridor) through an increased FAR maximum, and decreased open space ratio. (Urbana Zoning Ordinance, Table VI-3).

PUDs are covered in the last Section XIII-3 (addressed in Item 3 of this letter) - and are not exempt from fully addressing the intentions of the Comprehensive Plan, the Zoning Ordinance, and the Lincoln-Busey Design Review District, even as they ask for some flexibility in applying them.

The importance of the Zoning Ordinance is not to be understated, as the Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 development application **breaches three of the core spatial regulations**, and under-studies parking and circulation issues. The PUD application does not ask for variances, or 'flexibility' against the Ordinance regulations, but for **outright waivers of the site and**

building Zoning regulations that are intended to support the Plan while ensuring compatibility within the Lincoln-Busey Corridor. The waivers requested are as follows:

For BUILDING HEIGHT, they request a 165% increase over the maximum for R5.

Height is a critical urban design parameter for achieving compatibility among structures in the LBC. The maximum zoning height for all structures is 35' (R2, R4, R5, and R7) .

The PUD is asking for a height waiver of 58' (a 165% increase in height over the zoning code). This would tower over other existing structures, impacting visual quality and lighting conditions, particularly for residences to the east. Note that in the application, the applicant makes a negligent statement that the 58' height is "not substantially taller than other buildings nearby"; they cite the *peak gable* at 53' of a building west of Lincoln (the building itself is lower in elevation), and the 43' height of a building to the south, ignoring the other 35 buildings within the 250' affected area.

For FAR, they request a 265% increase over the allowed density increase for R5.

The applicant's site has a mixed zoning of R4 (facing Nevada) and R5 (facing Lincoln), with FAR maximums of .50 and .90, respectively. Note that the FAR for R2 (Zone 2 of the LBC) is .40.

The PUD is asking for an FAR of 2.45 for the site (a 270% increase, over the FAR density allowed).

Further note: Even an R6 has a maximum 1.4.

The application cites that the highly increased FAR is due to providing a public plaza (already counted in the OSR) and for accommodating an internal circulation corridor. Neither issue extends the FAR beyond what it would normally be. It is a five-story building that reduces OSR that accounts for the large FAR.

For OPEN SPACE RATIO, they request a 55% decrease of the open space min for R5.

The OpenSpace Ratio for R5 is .30. **The PUD is asking for a further decrease to .13 (a 55% decrease beyond the already allowable open space decrease of .30)**

Further, the allocation of public plaza space in the PUD proposal makes no sense from a Corridor site planning, nor guidelines strategy. Open space should be reallocated to address the neighborhood context.

For PARKING/TRANSPORTATION : a circulation and traffic study is needed

The proposal for the # of units and bedrooms, as they translate to cars, bicycles and pedestrians needs a circulation and traffic study. The application does not address trips generated, nor the circulation adjustments that would be needed by the project. The scale of streets in this area is small, requiring careful maneuvering of vehicles passing each other on Nevada Street directly adjacent to the project site. In addition, turning left onto Lincoln from Nevada can be extremely dangerous. From a vehicular standpoint, a garage entry along Lincoln can be better controlled through signaling. Nevada is a pedestrian and bicycle heavy street, and should remain the priority, thus utilizing some of the safe and complete streets design guidance which can be obtained by entities such Smart Growth America or American Planning Association.

3. Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 fails to satisfy the criteria for a PUD, and fails to submit the required project documentation for review.

In our review of the application, there is little evidence to support this project as proposed in this particular site. The applicant repeatedly states in their application that the PUD conforms to the Comprehensive Plan through land *use* (that of residential), but does not adequately address the key intentions of a PUD, the goals of the Plan, the Zoning Ordinance, nor the Lincoln-Busey Design Guidelines. Statements made within the PUD application are unsubstantiated and incomplete, and

further, there is missing documentation required for Preliminary and Final Development Plan submittal.

Of paramount concern:

Following the section of requested zoning waivers, in section IV Design Guidelines of the PUD application, the applicant makes repeated statements about the project's size, describing its scale as compatible to the west of Lincoln, and provides little description of its responsiveness to the east. The application states that "while the building is admittedly a large presence", that the project reduces scale through the facade and stepped horizontal roofline, which are not supported statements. Later there is a description of how the project fence and landscaping provides 'a buffer' for the residential areas to the east. These are fundamentally NOT the intentions of the Plan, nor the LBDG, the intentions of which are to be contextually compatible WITH the corridor, not to turn its back, relate itself to the West of Lincoln, and to buffer itself *against* the neighborhood.

The words 'anchor', 'transition', and 'buffer', are meaningless terms, particularly without evidence of careful site and corridor analysis and the proper technical drawings to demonstrate an understanding of and adherence to the criteria of compatibility. The project gives nothing to this community and neighborhood context. The application contains an inadequate textual response to the requirements set forth in a PUD, for which the applicant needs to be held professionally capable of achieving.

The City Staff Memorandum of May 13 makes further incongruous statements that obfuscate the process underway for this project. On page 3, the Memo states "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 from Lincoln Avenue. In exchange, the Plan called for high Density Residential uses along Lincoln Avenue in this area... higher density is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels." [underline mine] (pg. 3, May 13, 2016, Memorandum by City Staff re Subject: Plan Case 2276 PUD-16 and Plan Case 2277-PUD-1)

The Memorandum continues under the heading 'Discussion' on page 4 that "Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. [underline mine] Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal will 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 the neighborhood.**"

These contradictory and misleading statements within the City Staff Memorandum reveal critical uncertainty about the project in the context of its site and location, and a lack of due diligence by the City. Specifically as the context evaluation for Goal 2.0 would have confirmed the presence of proposed 'intensive development' as deemed unacceptable per page 3 of the Memo. The fact that this project has been put forward to Plan Commission, without this due diligence, is astounding, since such evidence is missing from the proposal that meet the criteria set forth.

In addition, there are missing documents that are required for a PUD application:

Within the Preliminary Development Plan Process, the applicant is required to submit a Site Inventory and Analysis, identifying site constraints and opportunities. Yet no such inventory and analysis exists in the application as it applies this project to the site within the Lincoln-Busey Corridor.

Within the Final Development Plan Process, the applicant did not provide plan drawings to scale, and there are missing drawings including the required scale elevations. This eschewing of the required documents which are technical review documents demands immediate attention. I would further suggest that the City request site sections *through* the proposed project to the adjacent properties in the Lincoln-Busey Corridor, to the East, as well as solar (sun/shadow) studies when reviewing a building of such height. Plans alone are not adequate to assess the significant scale and environmental impact by the proposed spatial envelope which exceeds height, FAR, and open space preservation by such extremes.

The City of Urbana should enforce a PUD applicant to respond legally and completely to the submission requirements, including responding to City ordinances and guidelines that determine development of this important and valuable Corridor. Yes, we want a tax base, and no, we are not afraid of development, but we cannot allow our City to be used up for private profit to the detriment of Urbana quality of life, and the economic and social longevity that support a vital community. See the front matter of the Comprehensive Plan for a description of the City's values.

Further, the presentation at the public meeting of May 12 by the architect and developer/owner added insult to injury, in that they offered no evidence to support the claim that this is a beneficial PUD. Residents and owners in West Urbana provided clear and direct questions and feedback to the applicants and City Staff regarding the PUD application. Yet these were unable to be 'summarized' into the City Staff Memorandum of May 13, and were only described as 'concerns' in the Memorandum which misrepresents the range of informed inquiries and specific development issues raised about the project and the process for this PUD application.

4. The site for Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 sits in the Lincoln-Busey Corridor Design Overlay District. As such, this project will set a precedent for the process of development and redevelopment in the Corridor.

The final point to make here is that the project site is in a unique district of the City of Urbana, called the Lincoln-Busey Design Overlay District, specifically identified as a critical zone for enforcing intentions of the plan through zoning, and further informed by the Lincoln-Busey Design Guidelines. The Guidelines, in addition to providing architectural and landscape materiality and design guidance, specifically define and call for Compatibility, Massing, Scale, Setback, and Solid to Void principles. These site planning guidelines, while not within the direct purview of the City Staff review of the project, should be familiar to City Staff. I find it unfortunate that the DRB would have to review a project such as this proposed PUD which so exorbitantly violates the guidelines. We can already see conflicts and complete dismissals by the project of the qualitative Guidelines as they apply and illustrate the quantitative Zoning Ordinances themselves.

Summary comments

This letter is not anti-development. It is strictly opposed to the applied for project in its current physical condition. The letter is further written out of grave concern that the City's process for carrying forth its plans, legal codes and guidelines is not being upheld. I hereby request that the Plan Commission reject this application and request the applicant to revise and resubmit a project to fit the zoning ordinance and intentions for compatibility as set forth in the plans, legal codes, and guidelines therein. And for the City to process a future application utilizing the policies, procedures, and laws that constitute our Comprehensive Plan, Zoning Ordinance, and Lincoln-Busey Corridor guidelines.

In addition to my ownership status, and thus familiarity with the Corridor, my professional review of the site is that a very successful project could be developed here, if well-planned and well-designed. A critical review and guidance of such a site development has bearing not just on the immediate site, but on setting the precedent for all such development and redevelopment in the Lincoln-Busey

Corridor. It would be a long-term economic and political success, if the stewardship of this Corridor garnered future recognition as a well-informed, upheld, and carried forth urban neighborhood plan, perhaps worthy of another APA designation.

Mary Pat McGuire, RLA
804 W Nevada Street
Urbana IL 61801

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Version: 2016.0.7597 / Virus Database: 4568/12261 - Release Date: 05/19/16

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Pearson, Lorrie

From: Tyler, Elizabeth
Sent: Thursday, May 19, 2016 7:06 PM
To: Pearson, Lorrie
Cc: Andel, Teri
Subject: FW: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

From: wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** Graham Huesmann
Sent: Thursday, May 19, 2016 6:52 PM
To: marthaweinberg@rcn.com
Cc: Tyler, Elizabeth; wuna; Prussing, Laurel Lunt
Subject: Re: [wuna-list] RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Dear Ms. Tyler,
Please add my name to the public record letters below opposing the proposed structure and its deviation from the Urbana Comprehensive Plan.

I am unable to attend tonight's meeting, but if I could be there I would speak in opposition.

Graham Huesmann
409 w Nevada st

Sent from my iPhone

On May 19, 2016, at 6:50 PM, Martha Weinberg <marthaweinberg@rcn.com> wrote:

Dear Ms. Tyler,

Please add my name to the public record letters below opposing the proposed structure and its deviation from the Urbana Comprehensive Plan.

I am unable to attend tonight's meeting, but if I could be there would speak in opposition.

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Plan Cases 2276-PUD-16 and 2277-PUD-16

Correspondence received during the Plan Commission meeting on 05-19-2016

- SUPPORT: Photos of a model created in Google Earth software showing how the proposed building would look from an aerial view AND illustration of the elevations of the proposed building in comparison to the other buildings along Lincoln Avenue submitted by Adrienne Strohm.
- OPPOSITION: *“LaSalle Confronts the PUD”* handout, Summary of slide presentation AND *“Threats to a Single-Family Residential Neighborhood”* handout submitted by Liz Cardman and Paul Debevec.



Untitled Map
Map is not updated for this view

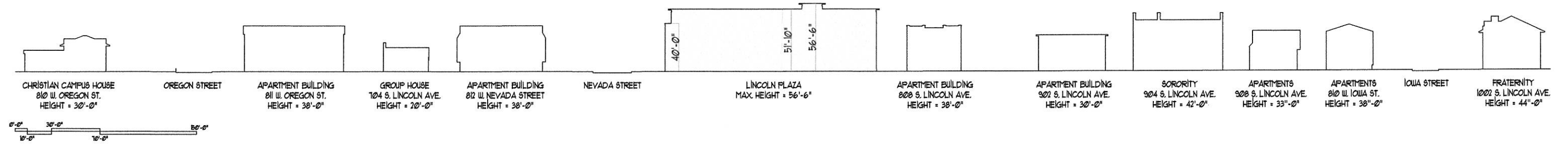
Legend



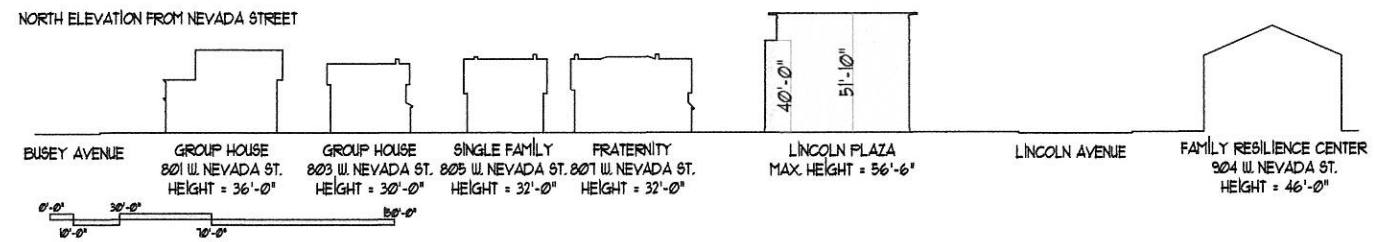
Untitled Map
Images & Descriptions for your map

Legend

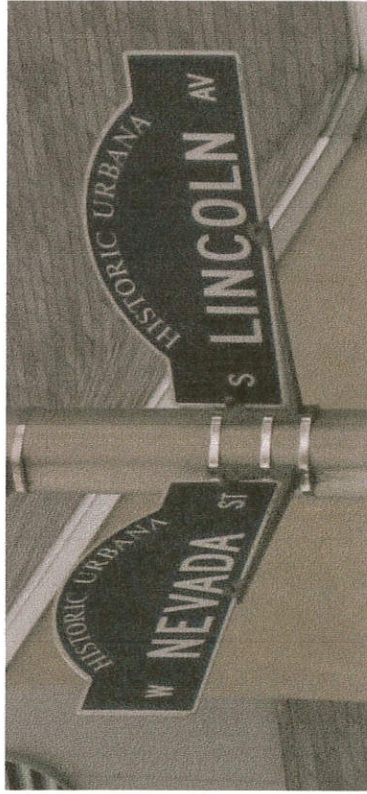
WEST ELEVATION FROM LINCOLN AVENUE



NORTH ELEVATION FROM NEVADA STREET



LaSalle Confronts the PUD



Washington

Nevada

Oregon

California

Illinois

High

Green



Empires (They strike back!)

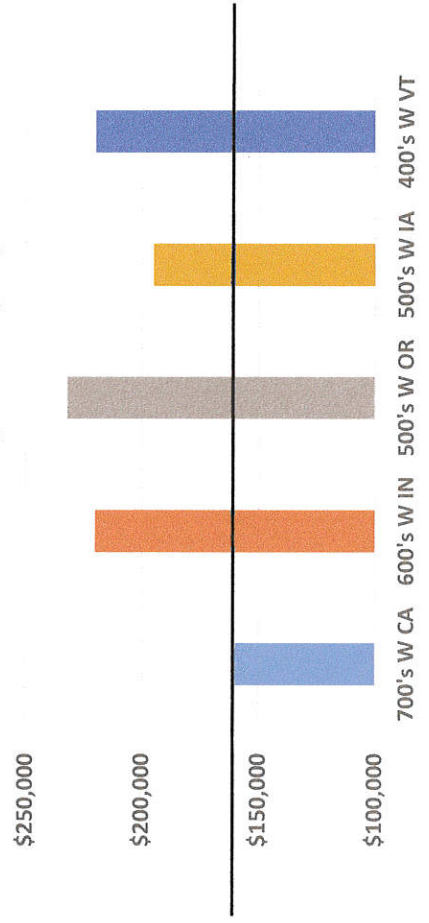
LaSalle #1: the existing uses and zoning of nearby properties



It's (almost all) R1 and R2 with some lovely Greek houses

LaSalle #2: the extent to which property values are diminished by the particular zoning restriction

Assessments of comparable properties



LaSalle #3: the extent to which public health, safety, and welfare are promoted

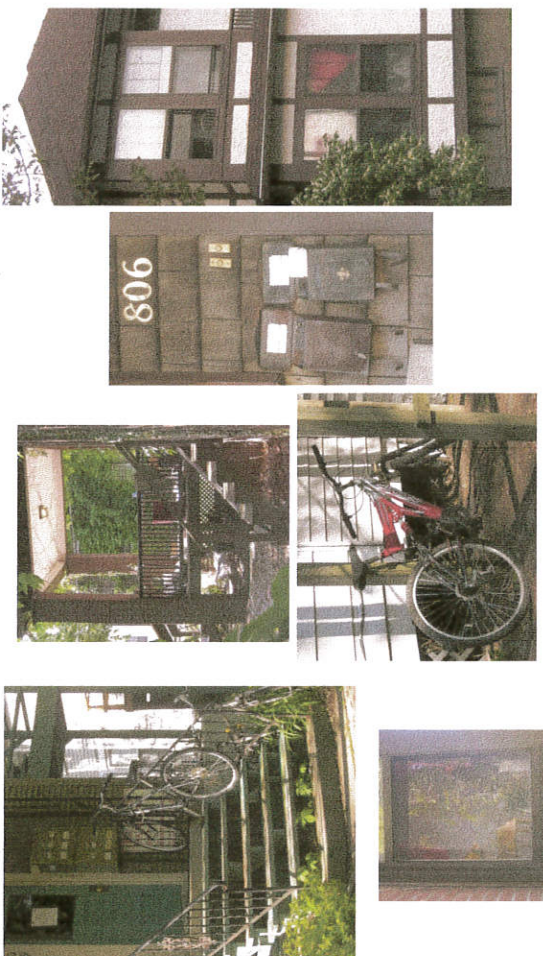
- Ten times the number of housing units
- Many more cars
- Much more on-street parking
- Much less green space
- Much more run off
- Much more water use
- Adjoining properties shadowed by five stories

LaSalle #4: the relative gain to the public as compared to the hardship imposed upon the individual property owner



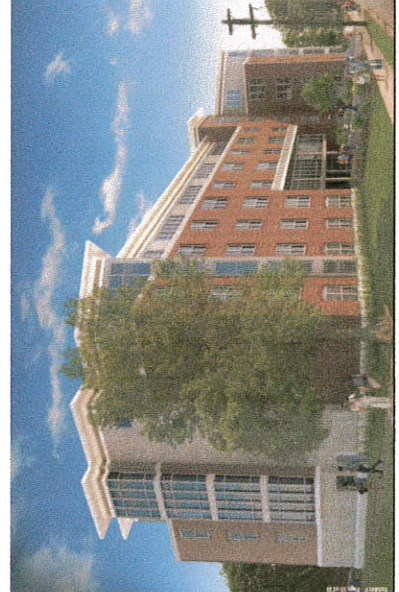
Caveat speculator!

LaSalle #6: the length of time the property has been vacant...



Properties are not vacant.

LaSalle #5: the suitability of the subject property for the zoned purpose



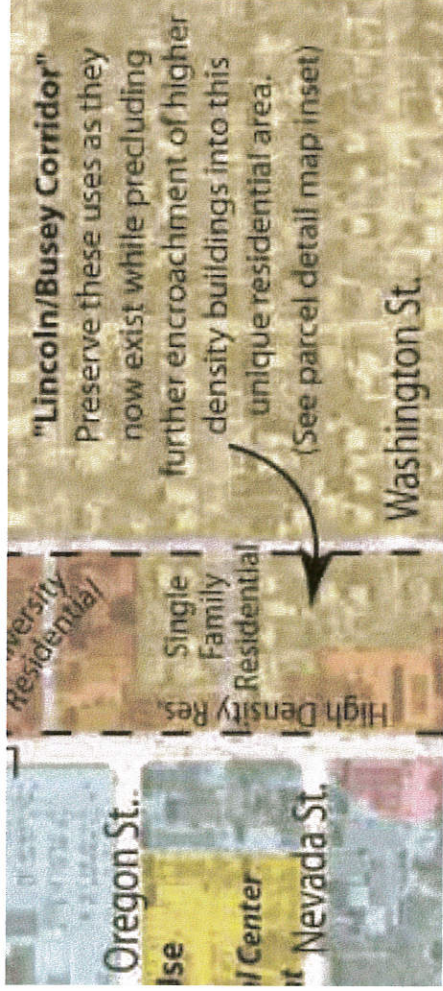
Lincoln Plaza PUD
Five Stories



Nabor House PUD
Three stories

LaSalle #7: the care which a community has undertaken to plan its land use development

Urbana Comprehensive Plan 2005



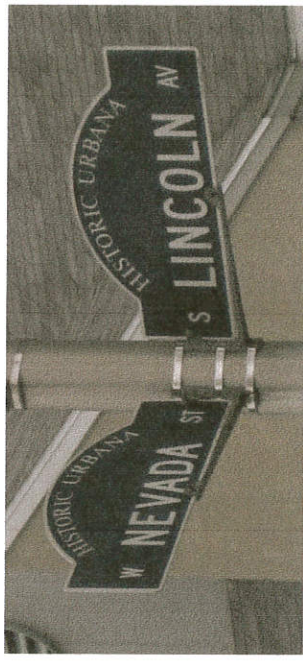
More LaSalle #7: the care which a community has undertaken to plan its land use development



GREAT PLACES IN AMERICA:

NEIGHBORHOODS

The American Planning Association celebrates excellence in planning



LaSalle #8: the community need for the use proposed by the applicant

Chris Saunders: *"We're probably on the tail end of this construction boom..."* May 16, 2016



"Making a great neighborhood isn't magic but, as West Urbana shows, it takes a community where residents are involved with their neighborhood and plan for its future." APA



RE: Plan Case Nos. 2276-PUD-16 and 2277-PUD-16 – 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 in the R-4, Medium Density Multiple Family Residential, and R-5, Medium High Density Multiple Family Residential Zoning Districts.

I oppose the proposed PUD at Nevada and Lincoln. Tonight you are not just deciding on this application, but you are determining the future of West Urbana. Note on the screen where other PUD-Empires await—where investors have bought multiple adjoining properties.

Note: 800 W Oregon block, owned by Green Street Realty; the 700 block of W High, owned by Dobrovolny, employee of Green Street Realty; Illinois & Busey, owned by Wampler/Sterling Management; and California & Lincoln, owned by Zachary Graham and managed by JSM.

For this proposal and any potential PUD, my objections, are based on the La Salle criteria, as follows:

1. LaSalle #1: the existing uses and zoning of nearby properties

The proposed PUD-- or any PUD for that matter-- is hardly compatible with the neighboring properties. These parcels are within the Busey Corridor, and zoned for R4 & R5. Land use in the neighborhood to east, which the Busey Corridor is a part of, is predominantly R1 and R2, with the exception of some scattered R7 properties.

The existing properties include:

- **a 4-unit apt at 809 W Nevada with 2 recently added unfinished basement units, legal or illegal, who knows, that are currently uninhabited.**
Bought May 2015, 8+ units, Klatt, R4 – medium density multiple family, \$140K; Saunders prepared to pay \$450K; assessed \$150K;
- **a University Rooming House at 802 S Lincoln** [# tenants unknown; 6 mailboxes]
Bought Jan 2016, Vision Housing, R7now; can be R5—medium high density multiple family; \$500K; assessed \$260K
- **a Duplex at 804 S Lincoln**
Bought July 2015, Vision Housing, Duplex; can be R5-- medium high density multiple family; \$730K with 806; assessed \$240K
- **a Duplex at 806 S Lincoln**
Bought July 2015, Vision Housing, Duplex; can be R5-- medium high density multiple family; \$730K with 804; assessed \$240K

Totals: Paid: \$1.6 million. Assessed: \$890K

2. LaSalle #2: the extent to which property values are diminished by the particular zoning restriction:

The existing buildings on these parcels comprise two R2 duplexes, a 4-unit house, and one University Housing. Their property values can actually increase if rebuilt to the legally permitted zoning of R4 and R5 for these parcels

While property values would appreciate with a PUD, that same PUD would actually *diminish* property values of the single-family homes within a several block radius.

You can see on the screen how single-family home values are depreciated because they're located near grandfathered properties and large apartment complexes. A similar downturn would inevitably happen with properties near the proposed PUD facing a *diminishment* of their values. Tipping points happen, as my immediate neighborhood demonstrates.

If my nearly 100-year old, 1500-square foot property at 708 W California, assessed at \$161K, were a few blocks south, based on recent sales of similarly sized homes of similar vintage to the south, it could easily be assessed 36% higher. Its devaluation is due to the fact that it's within a block of several high-density properties on W Illinois and numerous run-down grandfathered higher density properties.

600s: W Indiana/\$220k/Jul 2013; 1600 sq. ft.:

500s W Oregon, 1990 sq. ft., \$232K, 05/2016;

400s W VT, \$220K, 07/2015; 1750 sq. ft.:

500s W Iowa, \$195K; 10/2014

[Zillow.com]

3. *LaSalle#3: the extent to which destruction of the property value of the applicant promotes the health, safety, morals, and general welfare of the public;*

With a significantly higher residential density --from the current usage of 8 units and one rooming house to the proposed 79 units-- you would have a nearly 10-fold increase in residential density. With the maximum footprint permitted under the PUD, there are environmental impacts. Consider all these impacts itemized on the screen, on both the safety and general welfare of the public.

Regarding Safety: with a significantly higher residential density --from the current usage of 8 units and one rooming house to the proposed 79 units-- you would have a nearly 10-fold increase in residential density.

This would result in a concurrent similar increase in both vehicular and pedestrian traffic. Further, the decreased parking requirements for a PUD will result in increased on-street parking. There will also be a significant increase in water and sewer usage stressing an aging infrastructure.

Regarding the General Welfare of the Public: Public Welfare would be greatly diminished through the environmental impacts of:

- a decrease in green space;
- an increase in shade on abutting properties to the east with a 5-story building looming overhead;
- significantly less drainage due to the footprint of the proposed building, which will also adversely affect drainage on adjoining residential properties.

4. *LaSalle #4: the relative gain to the public as compared to the hardship imposed upon the individual property owner:*

The developer purchased these properties within the last year, knowing fully their assessed values; knowing fully their condition; and knowing fully their zoning. Thus, he cannot declare that he would suffer a hardship in being denied zoning of a PUD. Let the Speculator Beware. In fact, if the parcels are rebuilt to the current R4 and R5 zoning, the developer would *still* enjoy a significant gain over the

current usage. Further, if the existing zoning is enforced, it will be a far greater gain to the public living in the adjoining neighborhood, as other La Salle criteria reinforce.

5. LaSalle #5: the suitability of the subject property for the zoned purpose:

With the exception of properties directly facing Lincoln Avenue, the neighborhood to the east is one of predominantly single-family homes and duplexes. Within the Busey Corridor, those properties facing Lincoln Avenue are University Residential, or what I would call cohesive living units. The proposed PUD is therefore entirely unsuitable.

Note on the screen key factors of the immediate neighborhood in which the proposed PUD sits:

- #1: that there are no properties that are over *three* stories – much less the proposed 5— or
 - #2 there is only one PUD on a combined lot: Nabor House [1002 S Lincoln], which, as a fraternity, houses a cohesive living group unlike the proposed PUD with 79 separate units.
6. LaSalle#6: the length of time the property has been vacant as zoned considered in the context of land developed in the area in the vicinity of the subject property:

#6 is irrelevant: the properties were not vacant at least through this past spring semester.

7. LaSalle #7: the care which a community has undertaken to plan its land use development:

The screen shows how the community has been extremely involved in planning land use development for this neighborhood, since 1990 with the Downtown to Campus Plan and more recently with the 2005 Comprehensive Plan.

I, with other neighbors, had countless meetings with City planning staff to craft zoning for the Busey Corridor and to establish design guidelines for review by the Development Review Board to protect the adjacent single-family residential neighborhood.

- 1990 Downtown to Campus Plan: The plan recommended a variety of immediate, short-term, and long-term solutions to its findings, but the most significant recommendation was the adoption of the new Proposed Future Land Use Map, which was sought to guide new residential, commercial, and office development into appropriate locations while still protecting the established single-family residential areas and the neighborhood's overall character and appearance
- In the 2005 Comprehensive Plan created zoning for the Busey Corridor to "**Preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area.**"
- The creation of the Design Review Board with design guidelines for new development is
 - #1 to "ensure that future growth in the Lincoln-Busey Corridor is compatible with the existing built environment in the corridor," which is R1 and R2 to the east; and mostly R7 and R1 to the south.
 - and #2 to "aid in the visual transition from the larger scale buildings of the University and related institutional uses fronting Lincoln Avenue to the *single-family homes* of the West Urbana Neighborhood to the east."

The proposed PUD adheres to neither the Comprehensive Plan nor the goals of Design Review. The PUD is more than an encroachment on this residential area. It is an invasion.

West Urbana neighbors raised the funds for the Historic Urbana street signage to signal the psychological and physical divide between the west side of Lincoln, representing the Campus; and the east side of Lincoln, representing a quiet residential neighborhood. The Comprehensive Plan frames this intent in its plan. For these reasons, the APA commended the efforts of city and community by designating West Urbana a “Great Neighborhood” in 2007 – the first year it issued these awards.

8. LaSalle#8: and the community need for the use proposed by the applicant:

In recent years there has been an extraordinary boom in high density housing for the student population in Urbana-Champaign, as the screen notes.

Within the vicinity of the proposed PUD, consider recently built massive high-density apartments at 901 Western with 84 units; 1010 W University with 181 units; and many lesser density ones [such as 611 W. Elm and 708 & 710 W. Green]. The market is saturated, as the screen highlights, and my handout, “Threats to a Single-Family Neighborhood” confirms.

“Source: Chris Saunders quote: <http://www.illinoishomepage.net/news/local-news/construction-boom-may-be-short-lived>

““We're probably on the tail end of this construction boom. There's fewer lots available, fewer projects on slate for 2017, so I think we're gonna take a few years, absorb it, but I don't we're gonna see the growth like we've seen here the last few years.”

9. Summary

In summary, I remind you of the 1990 Downtown to Campus Plan which has as its “most significant recommendation the adoption of the new Proposed Future Land Use Map, which was sought to guide new ... development into appropriate locations while still protecting the established single-family residential areas and the neighborhood’s overall character and appearance.”

[cited in the 2002 Comprehensive Plan Existing Conditions Report]

The nomination of West Urbana for an APA Great Neighborhood Award says: “Making a great neighborhood isn't magic but, as West Urbana shows, it takes a community where residents are involved with their neighborhood and plan for its future.”

Together, the city and the citizens can continue to make this neighborhood great. The proposed PUD will be detrimental to this goal, and I ask that you deny the application.

Thank you for your time and consideration.

HANDOUT:

Threats to a Single-Family Residential Neighborhood

High rates of rentals are detrimental to the economics and spirit of Urbana.

- Too many students and the average income rate plummets. Lower income rates trigger less business investment.
- Too many renters are a transitory population that ignores the social, economic, political fabric of a great town.
- A surplus of rental units leads to increased malign neglect of properties, an incursion of both tenants and landlords who have no interest in the health of the neighborhood.
- Where is *"A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs"*? The Supreme Court legitimizes single-family neighborhoods. Will Urbana?

Critical Stats: Critical Results: Urbana has too many Rentals

- **% of Urbana units that are rentals**

Houses: 15,243 (14,258 occupied: 5,662 owner occupied, 9,741 renter occupied)

Urbana % of renters: 63%

State: 34%

- **% of Champaign units that are rentals**

Champaign Houses: 28,605 (27,142 occupied: 14,733 owner occupied, 16,592 renter occupied)

Champaign % of renters: 53%

- **Average age and income**

Urbana Median resident age: 24.0 years

Champaign Median age: 25.9 years

Illinois median age: 37.2 years

Estimated median household income in 2013: \$29,797 (it was \$27,819 in 2000, or in 2013 dollars: \$38+K : i.e., the *median income has gone down.*)

Urbana: \$29,797

Champaign \$38,683

IL: \$56,210

Estimated per capita income in 2013: \$19,642

Champaign estimated per capita income in 2013: \$23,995

From: <http://www.city-data.com/city>

- **Single-Family homes going rental:** within several block radius of my home at 708 W California: over 2 dozen since I've lived here. **Tipping points happen**, and my immediate neighborhood demonstrates that.
- **School District under stress:** it is known that “..... we're a very diverse school district, that 70% of our students qualify for free and reduced lunch, and that we're in a state and a community that are financially strapped.” – David Owen, Superintendent, Urbana Schools
[http://www.smilepolitely.com/culture/larry_kings_in_view_creeps_on_urbana_school_district_116/#sthash.0WwleClr.dpuf]
- **Pressures of new high-density apartment construction:**
 - Developers agree: C-U is overbuilt: Chris Saunders: ““We're probably on the tail end of this construction boom. There's fewer lots available, fewer projects on slate for 2017, so I think we're gonna take a few years, absorb it, but I don't we're gonna see the growth like we've seen here the last few years.” [<http://www.illinoishomepage.net/news/local-news/construction-boom-may-be-short-lived>]
 - Vacancy rates in Urbana: 2000: 6.43%; 2010: 11.15%
 - Vacancy rates in Champaign: 2000 6.47%; 2010: 5.20%
[<http://www.news-gazette.com/news/local/2011-06-05/housing-vacancy-rates-champaign-county-2010-and-2000.html> – from decennial federal census]
 - The Tenant Union does not have figures, and local realtors are not quick to reveal occupancy stats and the impact of mega-housing going up. However, from the Tenant Union website: “The myth that a student has to sign a lease during fall semester to get a good place for the next fall semester just isn't true now that the vacancy rate has grown.” A fact confirmed in the DI: “Housing Decisions: Fools Rush In,” 10/20/2015
 - “Urbana, with the biggest increase in vacancies in the area, is feeling the effects of a building boom and now is overbuilt with apartments, according to a city official.” [News-Gazette, “Census shows increase in vacant homes,” 06/05/2011]
 - Anecdotal: near 708 W CA, homes grandfathered in at higher density have not been fully occupied these past few years.

What will more rentals bring? Where is the loyalty to Urbana?

Do most landlords or tenants care about:

- Recruiting new businesses? [e.g. Trader Joe's]: high rates of student [i.e., low-income] population deflates buying power of owner-occupied income. Consider the impact of general income statistics, which includes the student population: *Persons below poverty level, percent, 2009-2013: 35.8%* -- a figure that greatly distorts buying power of permanent residents and discourages business investment. [<http://quickfacts.census.gov/qfd/states/17/1777005.html>]
- Local parks, schools, charity-care of Carle, etc.?
- Solar Panel Installation?
- Farmers' Market clientele: (note: summer evacuation of many undergraduates)
- Walkability over more cementification? 611 & 701 W. Green: prime examples
 - “Keep the Green in Green Street”
 - Note: Impact of averaging the setback after several raze and rebuild: the average setback decreases after each variance is approved.

- Improved drainage over more cementification?
- Massive fundraising for the Urbana Fee Library?
- Continued support for social services?

Issues to Consider: threats to owner-occupied single-family residences.

- **Malign Neglect?** Inspection program only modestly effective. Landlords are encouraged to practice 'Ruin and Raze' of their properties.
- **Empire building and Precedent of ZBApprovals**, e.g.,
 - 800/IL/CA (505 S Busey, 805 W IL, 803 W IL, 809 W IL: owned by Wampler/Sterling Management, including recently purchased historic homes at 803 and 805, formerly owned by Lois Green.
 - 800/CA/OR (Zachary Graham owns; JSM manages: 807 W CA, 809 W CA, 808 W OR, 602 S Lincoln, 604 S Lincoln) In the Fall 2012: developer browsing, seeking rezoning: (Royal Properties) looking at the Graham properties on Lincoln between Oregon and Coler and extending back onto Oregon and California. Council member to WUNA steering committee: "They have met with Libby and seen the PUD criteria and she suggested they meet with WUNA so that neighborhood concerns are addressed in advance much as things were done with Nabor House round 2." Plans to rezone and rebuild were dropped at the time.
- **Rooming Houses:** city goals once considered eliminating this zoning and giving existing designations a limited number of years before being eliminated. Note, e.g., 712 W CA, which has been a party house, but now is rented out to several tenants at most [not to the capacity of 10].
- **Party Houses:** homes bought by fraternities and others to avoid on-campus liabilities. E.g.: 707 W IL has been one regularly. Note online "707 Henny Boyz" advertising parties with liquor for sale.
- **Acknowledgement of Intent of Single Family Zoning? The Supreme Court has ruled:**
 The increased number of party "barns" and rental houses are lowering the quality of life for otherwise responsible residents. In an often-quoted U.S. Supreme Court opinion, Justice Douglas wrote in defense of single-family zoning:
"The regimes of boarding houses, fraternity houses, and the like present urban problems. More people occupy a given space; more cars rather continuously pass by; more cars are parked; noise travels with crowds.
"A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs The police power ... [may] lay out zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people."
 [Quoted in K. Brener: "Belle Terre and Single-Family Home Ordinances: Judicial Perceptions of Local Government and the Presumption of a Validity." *New York University Law Review*, May 1999, Vol. 74:447, p.468.]
- **City of Urbana, Comprehensive Plan, 2005: it's in the Plan. How can we put it into effect?**

- “Because of its proximity to campus, the West Urbana neighborhood experiences many conflicts between single-family and multi-family land uses. Many of these conflicts relate to high demands for parking, issues of property maintenance as well as other general nuisance concerns.
- “Many neighborhoods have experienced the loss of single-family homes for various new land uses such as multi-family development, parking lots, and expansion of existing institutions.
- “Some neighborhoods have zoning inconsistencies that work counter to the overall goals of the neighborhood.”