



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** Urbana Plan Commission

**FROM:** Lorrie Pearson, AICP, Planning Manager

**DATE:** June 3, 2016

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

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**Introduction**

Vision Housing, LLC, has submitted an application for preliminary and final approval for a residential Planned Unit Development (PUD) per Section XIII-3 of the Urbana Zoning Ordinance on four parcels totaling 0.62 acres at 809 W. Nevada Street, and 802-806 South Lincoln Avenue.

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

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). For phased developments with multiple buildings, or for projects without a final design completed, these two applications would ordinarily be considered sequentially by the Plan Commission and City Council. In this case, since the project consists of one building to be constructed in a single phase and the application contains project details required for a Final PUD, a concurrent review of both the Preliminary and Final PUD applications is possible.

At the May 5, 2016, Plan Commission meeting, the public hearing for the case was opened and continued to the May 19, 2016, meeting. At the May 19 Plan Commission meeting, the public hearing was reopened. The Plan Commission heard a staff report with a recommendation to continue the case to the June 9, 2016, meeting. The Commission also heard a presentation from the applicant and from 21 speakers in opposition to the application. Forty-one letters and emails, many with multiple signatories, were received prior to and distributed at the meeting and stated opposition to the project. After Plan Commission discussion providing input on the proposed development to the developer, the Commission voted to continue the public hearing to the June 9, 2016, Plan Commission meeting. The staff memorandum, correspondence in opposition, and

video from that meeting is available at <http://urbanillinois.us/boards/plan-commission/meetings/2016-05-19>. Additional correspondence not received in time for distribution at the May 19 meeting is attached as Exhibit H. The issues cited in the correspondence received to date include building height, scale, compatibility, traffic, parking, and consistency with the Comprehensive Plan, among other concerns.

During the May 19 public hearing, the applicant provided the attached comparison of building heights of existing buildings along the east side of Lincoln Avenue to the proposed building (Exhibit I).

Since the May 19 meeting, the applicant has determined that the project could be reorganized to reduce the massing on the fifth floor by placing those units in a space originally designed for commons area within the building. The unit count would remain at 79 units, but units would be removed from the east side of the fifth floor to reduce the bulk of the building.

As the site is located within the Lincoln-Busey Corridor Design Review Overlay District, the proposed building requires review by the Design Review Board (DRB). The DRB meeting that was scheduled for Wednesday, June 1, 2016, was canceled due to the potential for a change in the proposed development's design. A new DRB meeting will be scheduled at a later date.

**Background**

**Proposed Development**

The applicant proposes to construct Lincoln Plaza, a 5-story, 79-unit apartment building at the corner of Lincoln Avenue and Nevada Street. The building would consist of primarily studio, one bedroom, and two-bedroom units and include one level of below-grade parking accessed from Nevada Street. A 4,000 square-foot plaza is proposed along Lincoln Avenue and would include seating walls and planters. Several existing trees along the eastern edge of the site would remain, and others are proposed to add to the screening provided.

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

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

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

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

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

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	809 W. Nevada: R-4, Medium Density Multiple-Family Residential and remainder: R-5, Medium High Density Multiple Family Residential	Duplexes, group home, and multi-family residential	High Density Residential and 809 W. Nevada: Single-Family Residential
North	R-4, Medium Density Multiple-Family Residential and R-5, Medium High Density Multiple Family Residential	Multi-family residential	High Density Residential and Single-Family Residential
South	R-5, Medium High Density Multiple Family Residential	Multi-family residential	High Density Residential
East	R-7, University Residential and R-2, Single-Family Residential	Fraternity, single-family residential	Single Family Residential
West	R-5, Medium High Multiple Family Residential and B-1, Neighborhood Business	Commercial and University	Institutional and Neighborhood Business

### Comprehensive Plan

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

The 2005 Comprehensive Plan uses the designations from the Downtown to Campus Plan in the Lincoln-Busey corridor. The Downtown to Campus Plan defines “high density,” as corresponding “...to the densities permitted in the R-5 and R-6 zoning districts.” The Comprehensive Plan also cites West Urbana as an example of “Residential (Urban Pattern), which is described as a pattern of development typically found in older, established neighborhoods including a grid network of streets with a well-connected sidewalk system that encourages walking.

The Comprehensive Plan designations for the site and area are only partially consistent with the existing zoning districts. While the subject properties along Lincoln Avenue are zoned consistently with their future land use designations, 809 W. Nevada Street is zoned R-4, Medium Density Multiple Family Residential, while its future land use designation is shown as Single-Family.

The inconsistencies between the assigned zoning and the future land use designation at 809 W.

Nevada Street indicates that while higher density development is allowed as a matter of right through zoning, more intensive development was not envisioned in the Comprehensive Plan for that particular parcel.

## **Discussion**

As discussed below, the proposed development lies within the Lincoln-Busey Corridor Design Review Overlay District. The proposal is within the designated “higher intensity area” of the corridor and incorporates several of the design elements encouraged by the corridor’s design guidelines, such as including a façade zone with windows and a focal point and building orientation toward Lincoln Avenue.

As discussed below, the application is eligible to be a PUD, and meets the minimum development standards except where flexibility is requested. The proposed PUD supports several goals of the Comprehensive Plan, but will require redesign to more fully meet others. The proposal meets several goals of the PUD Ordinance and several of the criteria of approval. Incorporation of additional design features would allow other PUD Ordinance goals and criteria of approval to be more fully met.

### **Lincoln-Busey Corridor Design Review Overlay District**

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

The DRB meeting that was scheduled for Wednesday, June 1, 2016, was canceled due to the potential for a change in the proposed development’s design. A new DRB meeting will be scheduled at a later date.

The Lincoln-Busey Corridor Design Guidelines divides the corridor into two zones. The subject site is located within Zone 1, which is described as Lincoln Avenue and Higher Intensity Areas. Zone 2 is described as Busey Avenue and Lower Intensity Areas. Zone 1 is intended to include developments of a larger scale than those proposed in Zone 2.

The guidelines indicate that when a project proposal is located along Lincoln Avenue within the overlay district that it will be reviewed in the context of the other properties located in Zone 1, and specifically those in the same block and one block to the north and one block to the south.

In addition to dividing the district into two zones, the guidelines include a number of design elements that are either “Encouraged” or “Discouraged.” These guidelines are recommendations considered by the Design Review Board. These design elements are summarized below:

- Façade Zone: Street-facing facades are encouraged to have windows, a focal point, interesting details and quality materials.
- Massing and Scale: The height-to-width ratio and scale should be compatible with

- other structures on the block.
- **Building Orientation:** The primary entrance should be oriented to the street and use features to create focal points on both facades of corner lots.
- **Patterns and Rhythms:** Building placement and orientation should be compatible with other structures on the block.
- **Roof Lines:** Roof forms should be similar to those traditionally found on the block. Flat roofs are discouraged, unless the architectural style of the building calls for a flat roof and architectural details aid in compatibility.
- **Window and Door Openings:** Window and doors should be proportional to wall areas and compatible with existing architecture on the block.
- **Outdoor Living Space:** Designs should include porches, balconies, patios, or courtyards.
- **Materials:** Exterior materials should be durable, high-quality, and varied.
- **Landscaping:** Used to soften the mass of a building and accentuate its features, landscaping should include preservation of trees and new plantings.
- **Parking Areas:** Parking should be behind the main structure or below ground.
- **Non-Residential Development:** For commercial development, guidelines should be applied to the best extent possible, but recognizes that not all criteria may be applicable.
- **Sustainability:** This section is considered direction for ‘best practices’ rather than integral to the evaluation of the design of the project.

The proposed development incorporates many of the design elements encouraged by the Lincoln-Busey Corridor Design Guidelines, including a façade zone with windows and a plaza and entrance as a focal point along Lincoln Avenue, building orientation toward Lincoln Avenue, proportional window and door openings, outdoor living space, durable materials, and underground parking. Staff recommends that additional revisions to the building’s height and bulk be considered to improve compatibility with other guidelines, including “Massing and Scale” and “Patterns and Rhythms.”

## **Comprehensive Plan**

The following Comprehensive Plan Goals and Objectives are relevant to the proposed residential planned unit development:

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

#### *Objectives*

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

### **Goal 18.0 Promote infill development.**

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

#### *Objectives*

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

employment centers.

The proposed revision to remove a portion of the fifth floor improves the project in terms of compatibility with the overall urban design and fabric of the neighborhood. In order to more fully meet Goal 2.0 of the 2005 Comprehensive Plan, below, staff recommends that a further reduction in the height and bulk of the building be considered. For example, at four stories, the project would be closer in scale to other apartment buildings along Lincoln Avenue within close proximity. Additionally, breaking up the horizontal massing along Lincoln Avenue through the use of building articulation or an east-west oriented courtyard would better match the apparent bulk of nearby apartment buildings. These revisions would also bring the proposal into closer conformity with the Lincoln-Busey Corridor design guidelines.

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

*Objectives*

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

**PUD Ordinance Goals**

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

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

PUDs are to be reviewed for their consistency with the above general goals. The proposed Lincoln Plaza PUD is generally consistent with goals 3, 4, 5, and 8. The proposed PUD is a high-quality residential development to be situated on an infill site across Lincoln Avenue from the University of Illinois. Flexibility in development requirements is requested, the project includes

an underground parking garage, and a public plaza is proposed at the front entrance of the building along Lincoln Avenue. As discussed above, the proposal supports several goals and objectives of the Comprehensive Plan, and meets the overall intent of the future land use map for the site. The architectural style and materials used respond to the architecture of many buildings along Lincoln Avenue. However, further revisions to the design such as a reduction in height and apparent massing, would strengthen consistency with PUD goal 5 regarding responsiveness to the Comprehensive Plan and would better support PUD goal 2 regarding promotion of infill development consistent with the surrounding area.

### **Applicability**

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

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

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

The proposed development provides a high-quality cohesive residential development at an infill location. Reductions in height and apparent massing should be considered to better respond to the PUD goals. In addition, incorporation of green building features, such as LEED or Energy Star, and enhanced landscaping should be considered to more fully respond to the PUD purpose statement.

### **Permitted Uses**

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

### **Development Standards**

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

1. **Floor Area Ratio (FAR)**

Floor Area Ratio is the proportion of building area to the area of the site. The requested FAR for the proposed development is 2.45. The maximum FAR in the R-5, Medium High Density Residential, zoning district, the zoning covering the majority of the site, is 0.90. The maximum FAR in the R-4, Medium Density Residential, zoning district, which is the zoning of the lot at 809 W. Nevada Street, is 0.50. For comparison, other campus-area zoning districts include the B-3U, General Business – University, and CCD, Campus Commercial District. The B-3U district includes much of the area north of campus, south of University Avenue, and west of Lincoln Avenue, and includes the new 901 Western apartment building at Lincoln Avenue and Western Avenue. The B-3U district has a maximum FAR of 4.0. The CCD district includes the Gregory Place mixed-use development between Oregon and Nevada Streets at Gregory Street and also has a maximum FAR of 4.0. The R-6 district, which is also encompassed in the Comprehensive Plan definition of the “High Density Residential” designation, has an FAR of 1.40.

The applicant indicates that the increased FAR is necessary to accommodate enclosed hallways rather than exposed entrances and to support the increased costs associated with the quality of construction, including the underground parking.

Compared with other zones allowing multi-family residential uses, the FAR for the R-5 and R-4 districts is very limited and not responsive to current construction needs for higher quality projects. Many of the apartment buildings constructed nearby in Urbana have been built in other zones or predate current restrictions. For these reasons, flexibility in the FAR at this location is reasonable.

2. **Building Height**

The Zoning Ordinance measures building height to the top of the cornice for flat roofs and to the mean height between eaves and ridge for gable roofs. It sets the maximum height for the site at 35 feet, which would generally equate to three to 3.5 stories tall. Through the Planned Unit Development process, the applicant requests a height up to 58 feet, and states that the requested height is not substantially greater than the height of other nearby buildings. At the May 19, 2016, Plan Commission meeting, the applicant provided a visual comparison of building heights along Lincoln Avenue (Exhibit I).

The table below provides a summary of estimated heights of buildings in the area along both Lincoln Avenue and Nevada Street in comparison to the proposed height of Lincoln Plaza. The building to the immediate south, at 808 S. Lincoln Ave., and the building to the north, across Nevada Street at 812 W. Nevada Street, are both 3.5 stories tall. Other buildings on the block are 2.5 to three stories tall. To the south of the block, the Nabor House at Lincoln Avenue and Iowa Street is 3.5 stories tall. To the north, the Hendrick House at Lincoln Avenue and Green Street has six floors, and the new apartment buildings at 901 Western Avenue are five stories tall, not including the stair towers. The Nevadan, at 903 W. Nevada Street, is four stories, and Gregory Place, at Gregory and Nevada and Oregon Streets, is five stories tall.



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

Staff recommends that a reduction in height of the building be considered to achieve improved compatibility with nearby apartments along Lincoln Avenue.

### 3. **Open Space Ratio (OSR)**

Open Space Ratio is the proportion of the open space area to the building area. The ratio requires a larger building to have more open space than a smaller building, regardless of lot size. The majority of the site has a minimum required OSR of 0.30. The minimum required OSR for the R-4-zoned lot along Nevada Street is 0.35. The applicant has requested an OSR of 0.13, which yields approximately 8,900 square feet of measurable open space on the 27,000 square-foot site.

Additional areas that are too narrow to be calculated as open space, such as the 8-foot wide screened buffer between the driveway and the eastern property line, would provide over 1,950 square feet of area that is landscaped but cannot be counted toward the OSR. These smaller areas contribute to the openness of the site but do not contribute to the OSR.

The applicant-proposed revision to the project would decrease the overall floor area of the proposed building. That decrease would have an inverse impact on the OSR, increasing it from the 0.13 initially requested. While flexibility from the required 0.30-0.35 OSR would still be still requested, the amount of flexibility would be reduced through the revision. Further reductions to the height and bulk of the building could have an additional positive impact on the requested OSR if implemented. Improvement to the proposed landscaping in the southeast corner of the site to enhance the open space that would be provided as part of the project should also be considered.

### 4. **Parking**

The Zoning Ordinance requires one parking space for each studio, one-bedroom, or two-bedroom unit; 1.5 spaces for each three-bedroom unit; and 2 spaces for each four-bedroom unit. Based on the unit mix provided in Exhibit G, 83 parking spaces would be required.

The project proposes to construct 36 spaces, or 43% of the number required.

The applicant notes an overall reduced demand for parking in student developments in recent years, especially those close to the university. The site is well-served by transit and is easily walkable and bikeable to campus and to downtown Urbana. In addition, storage of student vehicles is allowed at several lots on the University of Illinois campus with an annual permit.

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

As the Zoning Ordinance requires one space for each unit, whether the unit has one or two bedrooms, projects like this one with a larger proportion of studio and one-bedroom units have a higher parking requirement than a project with only two-, three-, and four-bedroom units. If the building had the same number of bedrooms (117) with only two-, three-, and four-bedroom units, the parking required by the project would be 59 parking spaces, based on the ratio of 0.5 space per bedroom, rather than the 83 spaces required for this project with a large number of studio and one-bedroom units.

At the neighborhood meeting and the public hearing on May 19, neighbors expressed concern about the impact the requested parking reduction could have on on-street parking in the area. Staff has requested further information on parking demand from the applicant. To reduce impacts on surrounding street parking, it is recommended that the applicant include in its leases a restriction on the ability of tenants to obtain on-street parking permits. Alternatively, or in addition, the developer could also consider providing 0.50 parking space per bedroom, or a total of 59 parking spaces. The 0.50 ratio is what is required by the Zoning Ordinance for two-, three-, and four-bedroom units, but is lower than what is required for one-bedroom units.

## 5. **Front yard setback**

As the site has frontages on both Lincoln Avenue and Nevada Street, minimum front yards are required along both frontages. The required front yard along both streets is 15 feet or the average of the setback along the block, whichever is greater, but no more than 25 feet. Existing buildings along the Nevada Street block are set back between approximately 18 and 37 feet, yielding an average setback of approximately 25 feet. Existing buildings along the Lincoln Avenue block are set back between approximately 18 and 67 feet, with the average of the block at approximately 26 feet. Therefore the required minimum setback along both frontages is 25 feet. The project proposes a 15-foot setback along a portion of its Nevada Street frontage. Along Lincoln Avenue, a 15-foot setback is proposed for the southern portion of the building, while the remainder of the Lincoln Avenue frontage would exceed the 25-foot minimum requirement by providing a 32-foot setback.

The apartment building north of the site, at the northeast corner of Lincoln Avenue and Nevada Street, is set back approximately 17 feet from Lincoln Avenue and 15 feet from Nevada Street. The building to the south of the site is set back approximately 37 feet from Lincoln Avenue.

The proposed building is arranged so that only a portion of the building would not meet the required front yard setbacks. Along Nevada Street, approximately 24% of the building frontage would be set back 15-16 feet and the remainder would exceed the minimum front yard setback by being set back at least 60 feet. Along Lincoln Avenue, approximately 26% of the building frontage would be set back less than the 25 feet required.

### **Criteria for Approval**

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

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

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

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

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

The applicant proposes a revision to reduce the number of units on the fifth floor along the east side of the building. The fifth floor is therefore is designed to be set back from the edge and finished with a lighter-color panel to reduce the perception of height. The building as a whole is proposed with large banks of windows to help interrupt the building's mass and provide visual interest. It is recommended that further revisions to the design be considered to reduce the building's apparent bulk and height and to further break up the building's mass.

At the neighborhood meeting and the public hearing, several neighbors expressed concern about the building's mass and height and the compatibility with the neighborhood. In response to the concerns, staff recommends further reduction in the building's height and bulk and additional site improvements to further break up the massing of the building.

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

The proposed PUD is responsive to several goals of the 2005 Urbana Comprehensive Plan, including Goals 5.0, 18.0, and 19.0, regarding land use patterns that conserve energy, promoting infill development, and providing a strong housing supply. Further revisions to the building design to reduce height and mass should be considered to more fully address Goal 2.0 regarding compatibility.

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

The proposed development is consistent with the purpose of a PUD as it goes beyond the minimum zoning and development standards by providing a well-designed building with an underground parking garage, landscaped public plaza, additional bicycle parking, and a masonry front façade. Staff has not yet been provided with information about innovative “green” construction from the applicant, however, which is also mentioned in the PUD purpose statement. The proposed development is generally consistent with the PUD goals 3, 4, 5, and 8 as discussed above. A further reduction in the building’s height and bulk should be considered to make the project more responsive to the goals in the Comprehensive Plan and to PUD goal 2. In addition, incorporation of meaningful energy conservation and green building practices into the project, such as LEED or Energy Star and additional landscaping in the southeast corner of the site should be considered.

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

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

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

10. The parking garage is accessed behind the front façade of the building.

### **Additional Revisions to be Considered**

The proposed development would better meet the goals of the Comprehensive Plan and PUD ordinance and Lincoln-Busey Corridor Design Guidelines with some additional revisions to consider. Staff has identified the following modifications to consider:

- A reduction in the building height
- A further reduction in the apparent bulk of the building, potentially through increasing the amount of building articulation and/or providing an east-west courtyard.
- Restriction of on-street parking permits through lease agreements and/or an increase in the number of parking spaces provided to meet a 0.50 space per bedroom ratio.
- Enhancement of the proposed landscaping to make the open space provided of a higher, natural, quality.
- Incorporation of green building features, such as those recognized by LEED or Energy Star.

### **Public Input**

During the public hearing on May 19, 2016, twenty-one members of the audience spoke in opposition to the PUD. Dozens of letters and emails in opposition were received and distributed at the meeting, and an additional seven emails in opposition were received since that distribution. The recent correspondence is attached as Exhibit H and the previous correspondence and public testimony during the public hearing can be viewed at <http://urbanaillinois.us/boards/plan-commission/meetings/2016-05-19>. The issues expressed include the proposed building's building height and scale, compatibility, traffic, parking, and consistency with the Comprehensive Plan, among other concerns.

### **Summary of Findings**

1. Vision Housing LLC has submitted an application for a preliminary and final development plan to allow the construction of a five-story, 79-unit apartment building on four lots at the southeast corner of Lincoln Avenue and Nevada Street (802-806 S. Lincoln Avenue and 809 W. Nevada Street).
2. At the May 5, 2016, Plan Commission meeting, the public hearing was opened and continued to the May 19, 2016, meeting.
3. On May 12, 2016, a neighborhood meeting was held by the developer to discuss and answer questions about the proposed development. A number of issues were raised by residents, including concerns about the size and height of the building, the request for a reduction in parking, and the overall impact on the neighborhood.
4. At the May 19, 2016, Plan Commission meeting, the public hearing was reopened. The Commission heard a staff report recommending consideration of the application be continued to the June 9, 2016, meeting and a presentation by the applicant. The Commission took public input, with 21 members of the public speaking in opposition to the project. Issues raised

included the height and bulk of the building, its compatibility with and impact on the neighborhood, the impact of the requested parking reduction, and other concerns.

5. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets at least one of the four criteria outlined in Section XIII-3.D.
6. The proposed development is generally consistent with several of the goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
7. The application is generally consistent with some of the goals, objectives, and future land use map in the 2005 Comprehensive Plan, but would require further revisions to be fully consistent with Goal 2.0 of the 2005 Comprehensive Plan
8. The proposed Final Development Plan includes waiver requests to allow increased FAR and building height, and decreased OSR, parking, and front yard setbacks.
9. The proposed preliminary and final development plans incorporate a number of recommended design features, including transitional area, bicycle parking, architectural consistency and design, and building-street relationship.
10. Additional revisions to the proposed development to further reduce the building's height and apparent bulk and to address concerns about the requested parking reduction should be considered.

## **Options**

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

1. Recommend approval of the Preliminary Development Plan as attached and with the revisions proposed by the applicant; or
2. Recommend approval of the Preliminary Development Plan as attached and with the revisions proposed by the applicant, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as attached and with the revisions proposed by the applicant.

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

1. Recommend approval of the Final Development Plan as attached and with the revisions proposed by the applicant; or
2. Recommend approval of the Final Development Plan as attached and with the revisions proposed by the applicant, including any conditions; or
3. Recommend disapproval of the Final Development Plan as attached and with the revisions proposed by the applicant.

## Recommendation

Based on the evidence presented in the discussion above and the information provided during public hearing held on May 19, 2016, and without the benefit of considering additional evidence that may be presented at the continued public hearing, staff recommends the Plan Commission review Plan Case Nos. 2276-PUD-16 & 2277-PUD-16 and discuss any suggested modification to the proposal.

Should the Plan Commission wish to forward the case to City Council with a recommendation for approval, staff would recommend the following conditions be included:

1. That construction be in general conformance with the attached Site Plan, Floor Plans, and Renderings, except: a) to meet any of the conditions below and b) that revisions suggested by the Design Review Board would be permitted if they meet Zoning Ordinance requirements or do not exceed the waivers requested as part of this application.
2. That the design be reviewed and approved by the Design Review Board as specified by Section XI-15 of the Zoning Ordinance.
3. That the building design be revised to: a) consider eliminating the fifth floor and b) further break up the building's massing through articulation, use of a courtyard feature along Lincoln Avenue, or other means.
4. That the building's leases include a provision that lessees would not be eligible for City of Urbana on-street parking permits, and/or the number of parking spaces provided be increased to 0.50 spaces per bedroom.
5. That a more detailed landscape plan be submitted to include planting and fence details and additional landscaping in the southeast corner of the site to provide more meaningful open space.
6. That the applicant consider incorporation of additional green and energy-saving features such as those included in LEED, Energy Star, or others, to better meet the purpose of a Planned Unit Development as stated in Section XIII-3.B. of the Zoning Ordinance.
7. That the six-foot screen fence be constructed of wood or masonry and if not double-sided, to place the finished side of the fence toward the adjacent properties. The fence is to extend along the southern property line to the extent permitted by easements and by the Urbana Fire Chief to allow adequate emergency access to the rear of the building.
8. That a public access easement be provided for the public plaza.

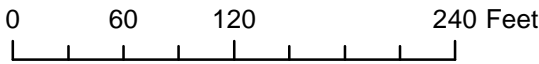
Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: PUD Preliminary Plan Application


- Exhibit E: PUD Final Plan Application
- Exhibit F: Site Plan, Floor Plans, and Renderings
- Exhibit G: Summary of Project
- Exhibit H: Correspondence in Opposition Received since May 19, 2016, Meeting
- Exhibit I: Comparison of Building Heights, Provided by Applicant

c: Chris Saunders, Vision Housing, LLC  
Andrew Fell



# Exhibit A: Location & Existing Land Use Map



 Subject Property



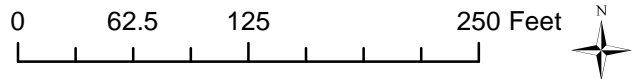
Case: Plan Case 2276-PUD-16 and 2277-PUD-16  
 Subject: Residential Planned Unit Development w/ requested variances  
 Location: 802,804,806 South Lincoln Avenue and 809 West Nevada Street  
 Petitioners: Andrew Fell on behalf of Vision Housing LLC



# Exhibit B: Zoning Map

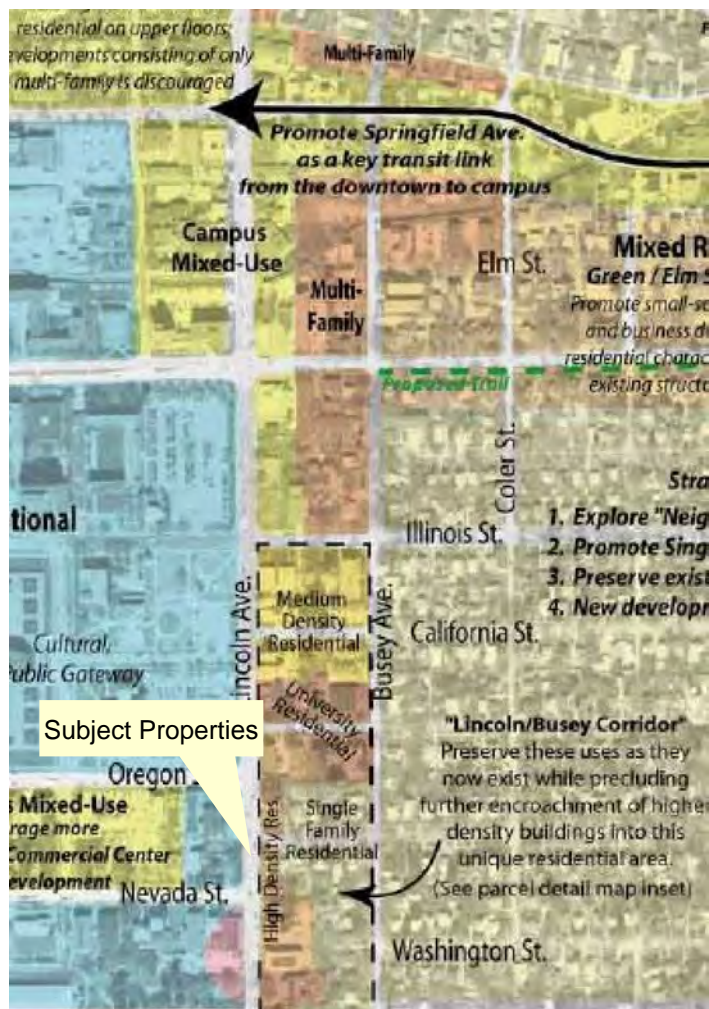


Case: Plan Case 2276-PUD-16 and 2277-PUD-16  
 Subject: Residential Planned Unit Development w/requested waivers  
 Location: 802,804,806 South Lincoln Avenue  
 809 West Nevada Street  
 Petitioners: Andrew Fell on behalf of Vision Housing LLC



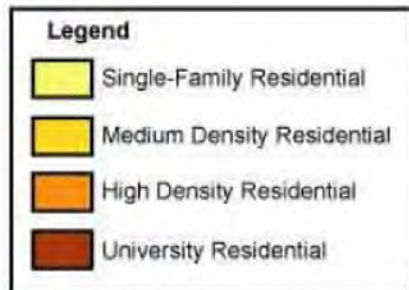
	Subject Property
	B1
	B3U
	CCD
	CRE
	R2
	R3
	R4
	R5
	R6
	R7

# Exhibit C: Future Land Use Map



**2005 Comprehensive Plan  
Future Land Use Map #8**

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



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

25APR16

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

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

Lorrie,

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

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

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

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

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

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

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

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

Sincerely,

Andrew Fell  
ATF:st

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

Enc.  
xc: C. Saunders – Green Street Realty





Application for a  
Planned Unit Development  
Preliminary Development Plan

Plan  
Commission

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**APPROVAL STEPS FOR A PRELIMINARY DEVELOPMENT PLAN**

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**STEP 1 Preliminary Conference**

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

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

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

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

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

**STEP 4 Plan Commission Review**

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

**STEP 5 City Council Review**

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



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

**Plan  
Commission**

**APPLICATION FEE - \$350.00**

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

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

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

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION**

**1. APPLICANT CONTACT INFORMATION**

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

**2. OWNER INFORMATION**

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

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

**3. PROPERTY INFORMATION**

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

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

Proposed Land Use:

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 4. CONSULTANT INFORMATION

Name of Architect(s): **ANDREW FELL ARCHITECTURE AND DESIGN** Phone: 217-363-2850  
Address (street/city/state/zip code): 515 N. HICKORY, SUITE 101, CHAMPAIGN, IL 61820  
Email Address: **andrewfell@comcast.net**

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

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

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

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

#### 5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

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

Yes  No Date of Preliminary Conference:

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

Residential  Commercial  Mixed Use  Industrial



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

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

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

SEE ATTACHED

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

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

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

(Attach additional sheets if necessary) SEE ATTACHED

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

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

A. SEE ATTACHED - FLOOR AREA RATIO

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B. SEE ATTACHED - OPEN SPACE RATIO

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C. SEE ATTACHED - PARKING

---

D. SEE ATTACHED - MAXIMUM BUILDING HEIGHT

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

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

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

SEE ATTACHED

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**5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:**

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

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

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

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

**CERTIFICATION BY THE APPLICANT**

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

L. T. M.  
Applicant's Signature

3.23.16  
Date

**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

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



EXHIBIT "A"

Tract 1:

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

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

Tract 2:

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

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

### 3. PROPERTY INFORMATION

Name of the Planned Unit Development: LINCOLN PLAZA

Address/Location of the Subject Site:

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

Pin # of the location:

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

Lot size:

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

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

Current Zoning Designation:

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

Current Land Use:

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

Proposed Land Use:

Single five story apartment building with public plaza space.

Present Comprehensive Plan Designation:

High Density Residential

How does this request conform to the Comprehensive Plan?

It conforms to the Comprehensive Plan use.

Legal Description:

See following attachments.

## 5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Item d)

### *Unique Development:*

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

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

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

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

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

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

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

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

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

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

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

The project conforms to the Comprehensive Plan.

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

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

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

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

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

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

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

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



TABLE XIII-3  
REQUESTED WAIVERS

A. Floor Area Ratio

Floor Area Ratio of R5 zoning = .90 maximum

Building as currently designed totals 65,566 assignable square feet.

Lot area = 27,067 square feet.

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

Requested maximum Floor Area Ratio = 2.45

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

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

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

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

B. Open Space Ratio

Open Space Ratio of R5 zoning = .30

Building as currently designed = 65,566 square feet.

Open Space = 8,923 square feet

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

Requested minimum Open Space Ratio = .13

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

#### C. Parking Requirements

Building as currently designed:

48 - Efficiency and One Bedroom units

26 - Two Bedroom Units

3 - Three Bedroom Units

2 - Four Bedroom Units

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

Total proposed parking = 36 spaces.

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

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

#### D. Building Height

Maximum Height R5 Zoning = 35'

Proposed height = 56.5' (Requesting 58')

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

#### E. Front Yard Setback

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

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



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

**Plan  
Commission**

**APPROVAL STEPS FOR A FINAL DEVELOPMENT PLAN**

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

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

**STEP 2 Plan Commission Review**

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

**STEP 3 City Council Review**

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

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

**STEP 4 Recording of the Final Planned Unit Development Plan**

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

**STEP 5 Issuance of a Planned Unit Development Permit**

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



Application for a  
Planned Unit Development  
Final Development Plan

Plan  
Commission

APPLICATION FEE - \$250.00

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

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

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

1. APPLICANT CONTACT INFORMATION

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

2. OWNER INFORMATION

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

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

3. PROPERTY INFORMATION

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



Legal Description: SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_

**4. CONSULTANT INFORMATION**

**Name of Architect(s):** ANDREW FELL ARCHITECTURE AND DESIGN  
Address (street/city/state/zip code): 515 N. HICKORY, SUITE 101, CHAMPAIGN, IL 61820  
Email Address: andrewfell@comcast.net Phone: 217-363-2090

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

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

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

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

**5. PLANNED UNIT DEVELOPMENT REQUIREMENTS**

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

Date City Council Approval:

Ordinance No.:

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

PRELIMINARY NOT SUBMITTED

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

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

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

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

- A. SEE ATTACHED
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_

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

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

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

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

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

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

- A. PER ATTACHED
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_
- E. \_\_\_\_\_
- F. \_\_\_\_\_
- G. \_\_\_\_\_

### 7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

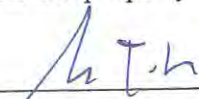
- A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.
- The location of street and pedestrian lighting, including lamp intensity and height.
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.
- Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.
- A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.
- A development schedule indicating:
  - The approximate date when construction of the project will begin.
  - The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.
  - The approximate dates when the development of each of the stages will be completed.
- Any other information deemed necessary by the Secretary of the Plan Commission.

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

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

**CERTIFICATION BY THE APPLICANT**

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

  
 \_\_\_\_\_  
 Applicant's Signature

3.25.16  
 \_\_\_\_\_  
 Date



EXHIBIT "A"

Tract 1:

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

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

Tract 2:

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

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

### 3. PROPERTY INFORMATION

Name of the Planned Unit Development: LINCOLN PLAZA

Address/Location of the Subject Site:

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

Pin # of the location:

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

Lot size:

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

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

Current Zoning Designation:

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

Current Land Use:

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

Proposed Land Use:

Single five story apartment building with public plaza space.

Present Comprehensive Plan Designation:

High Density Residential

How does this request conform to the Comprehensive Plan?

It conforms to the Comprehensive Plan use.

Legal Description:

See following attachments.

TABLE XIII-3  
REQUESTED WAIVERS

A. Floor Area Ratio

Floor Area Ratio of R5 zoning = .90 maximum

Building as currently designed totals 65,566 assignable square feet.

Lot area = 27,067 square feet.

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

Requested maximum Floor Area Ratio = 2.45

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

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

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

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

B. Open Space Ratio

Open Space Ratio of R5 zoning = .30

Building as currently designed = 65,566 square feet.

Open Space = 8,923 square feet

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

Requested minimum Open Space Ratio = .13

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

#### C. Parking Requirements

Building as currently designed:

48 - Efficiency and One Bedroom units

26 - Two Bedroom Units

3 - Three Bedroom Units

2 - Four Bedroom Units

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

Total proposed parking = 36 spaces.

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

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

#### D. Building Height

Maximum Height R5 Zoning = 35'

Proposed height = 56.5' (Requesting 58')

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

#### E. Front Yard Setback

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

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

6. CRITERIA FOR APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

## ITEM 6

### DESIGN REVIEW CRITERIA

#### II. Existing Conditions – Zoning & Future Land Use

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

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

None of the parcels are Owner occupied.

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

#### IV Design Guidelines

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

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

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

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

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

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

## General Site Design

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

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

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

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

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

## Pedestrian Connectivity

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

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

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

## Vehicular Connectivity

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

## Parking Areas

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

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

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

### Landscaping and Screening

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

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

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

### Open Space

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

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

### Architectural Design

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

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

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



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

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

### Signage

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

LINCOLN PLAZA

PRELIMINARY DEVELOPMENT SCHEME STATISTICS

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

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

<b>Total Beds:</b>	117
<b>Total Baths:</b>	110

LINCOLN PLAZA

PRELIMINARY DEVELOPMENT SCHEME STATISTICS

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

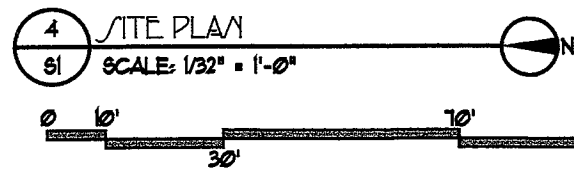
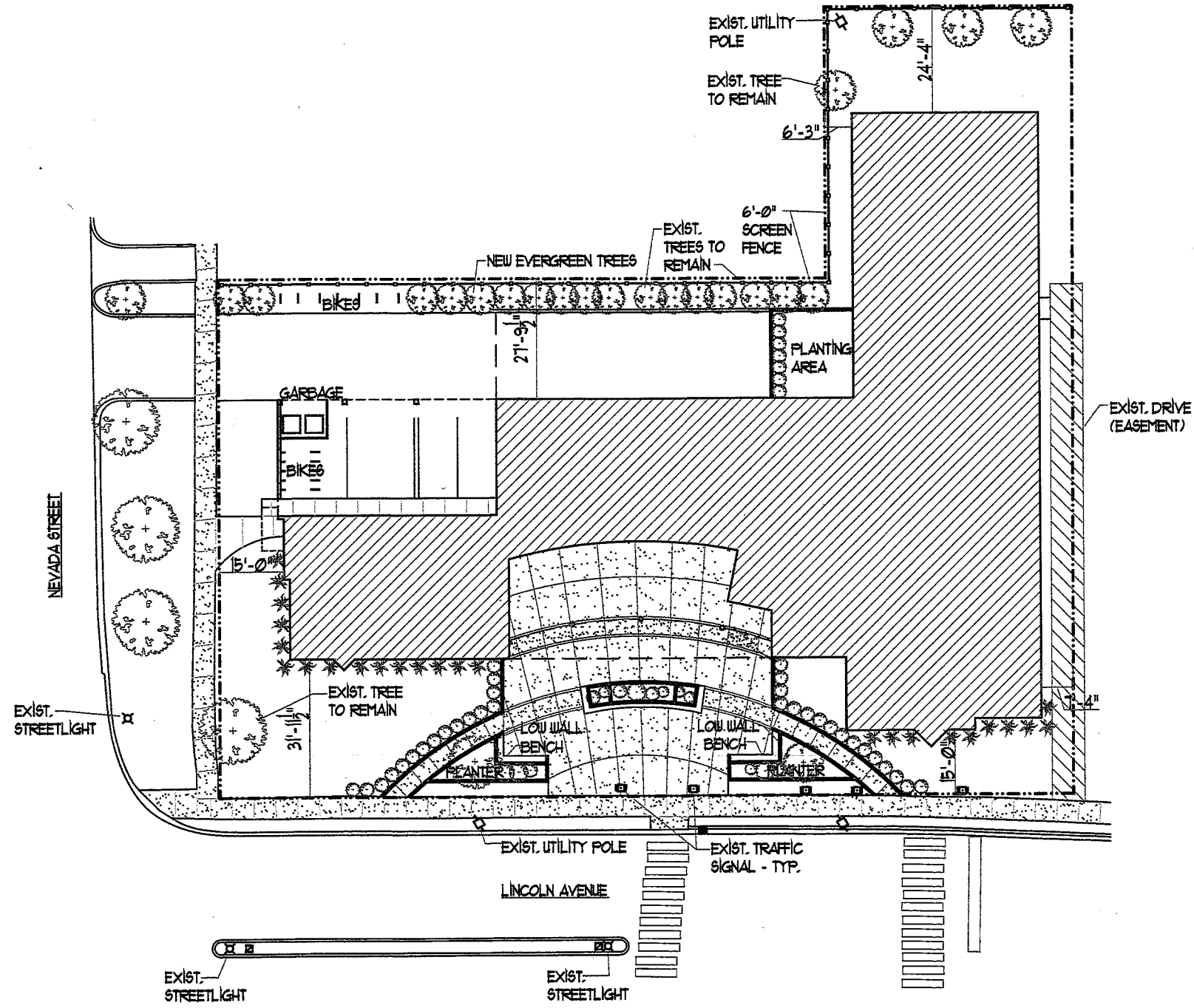
401	788	2 Bedroom	2	2
402	590	1 Bedroom	1	1
403	580	1 Bedroom	1	1
404	888	2 Bedroom	2	2
405	870	2 Bedroom	2	2
406	415	Efficiency	1	1
407	895	2 Bedroom	2	2
408	610	1 Bedroom	1	1
409	552	1 Bedroom	1	1
410	435	Efficiency	1	1
411	475	Efficiency	1	1
412	990	2 Bedroom	2	2
413	773	2 Bedroom	2	2
414	777	2 Bedroom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

## LINCOLN PLAZA

### ANTICIPATED DEVELOPMENT SCHEDULE

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

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



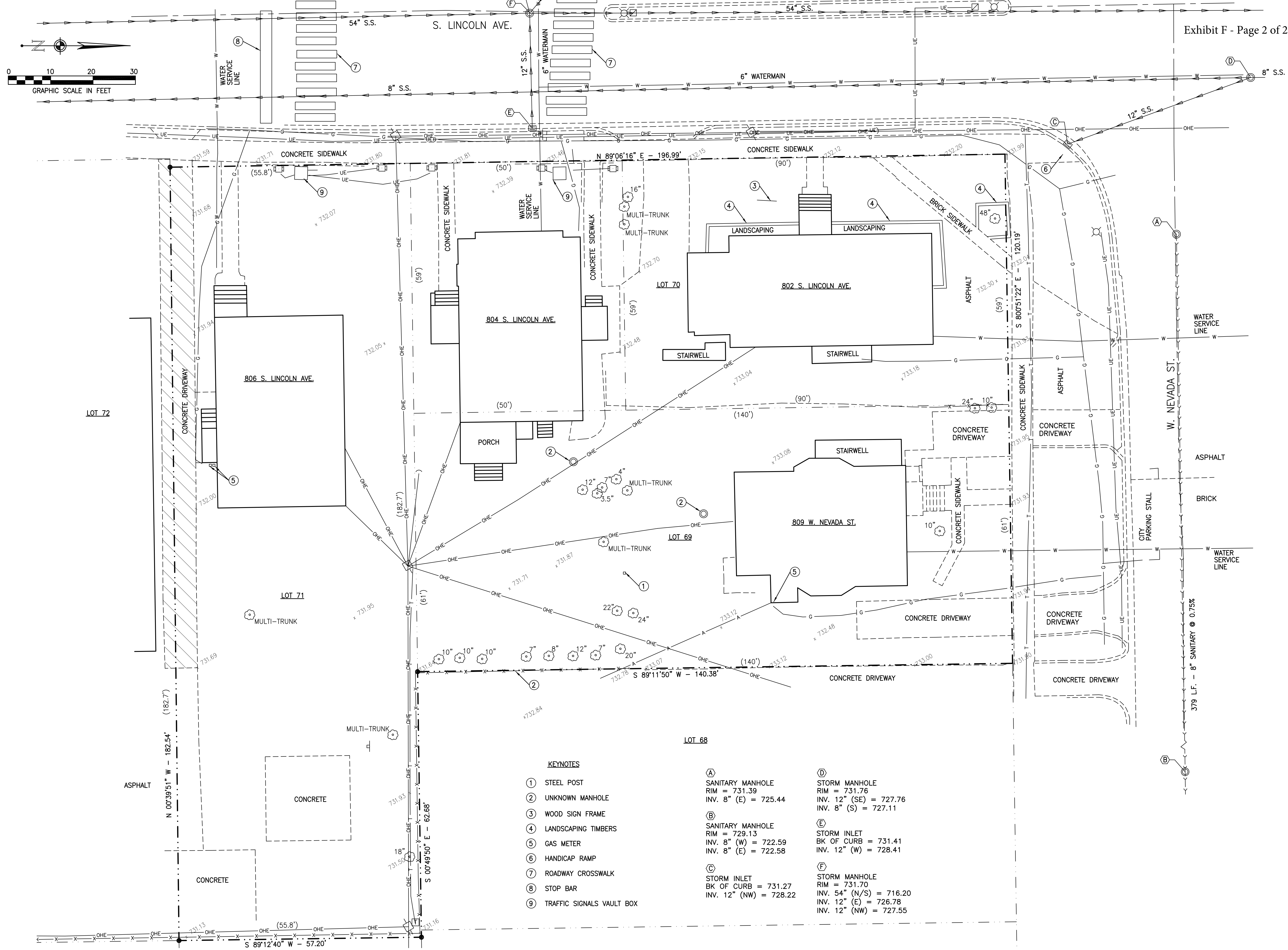
PROJECT # 16011
DATE: 10 APRIL 20
REVISION:

**ANDREW FELL**  
**ARCHITECTURE AND DESIGN**  
 615 N. HICKORY STREET, SUITE 101  
 CHAMPAIGN, ILLINOIS 61820  
 PHONE: 217.353.2990  
 FAX: 217.359.8493  
 EMAIL: andrew@andfdesign.com

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**LINCOLN PLAZA**  
**NEW CONSTRUCTION**  
 SOUTH LINCOLN AVENUE  
 URBANA, IL 61801

11



REVISIONS	
NO.	DESCRIPTION

**B K B**  
ENGINEERING  
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

TOPOGRAPHIC / BOUNDARY SURVEY  
802, 804, 806 S. LINCOLN AVE.  
AND 809 W. NEVADA ST.  
URBANA, ILLINOIS

PROJECT: 40-1601
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 3/3/16
SHEET: 1 OF 2



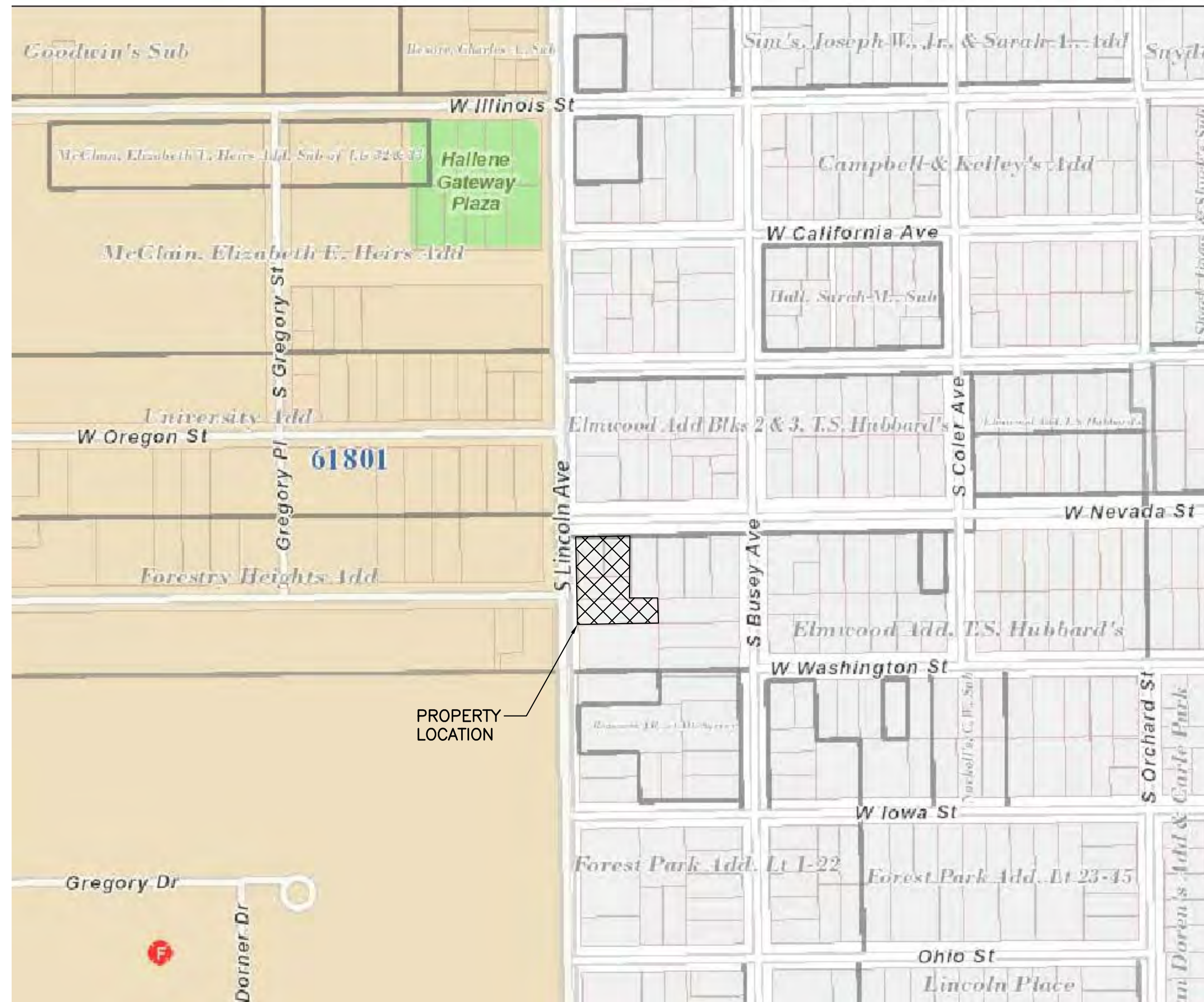
SHEET LEGEND	
	BOUNDARY OF TRACT
	PROPERTY LINE
	EXISTING CENTERLINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN / WATER SERVICE
	EXISTING UNDERGROUND TELEPHONE / COMMUNICATIONS / FIBER OPTIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS LINE
	EXISTING AERIAL LINE
	PERMANENT NON-EXCLUSIVE RIGHT OF WAY FOR DRIVEWAY PURPOSES PURSUANT TO THE PROVISIONS CONTAINED IN A MUTUAL DRIVEWAY & GARAGE AGREEMENT RECORDED IN BOOK 468 AT PAGE 94 AS DOCUMENT 499595.
	EXISTING DECIDUOUS TREE W/ DIAMETER
	IRON PIPE / PIN FOUND
	5/8" IRON PIN SET W/CAP 3738
	EXISTING MANHOLE
	EXISTING STORM INLET
	EXISTING WATER VALVE / METER
	EXISTING LIGHT POLE
	EXISTING VAULT / HANDHOLE
	EXISTING SIGN
	EXISTING POWER POLE
	EXISTING MANHOLE
	EXISTING WATER VALVE / CURB STOP
	EXISTING LIGHT POLE
	EXISTING VAULT / HANDHOLE
	EXISTING SIGN
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
	EXISTING TELEPHONE PEDESTAL
	EXISTING SPOT ELEVATION

**NOTES:**

1. LEGAL DESCRIPTION:

- TRACT 1  
 LOT 69 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "B" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (809 W. NEVADA ST.)
- TRACT 2  
 THE NORTH 90 FEET OF LOT 70 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "B" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (802 S. LINCOLN AVE.) EXCEPT, THE WEST 2 FEET OF THE NORTH 90 FEET OF LOT 70, BLOCK 6 OF THE T.S. HUBBARD'S ELMWOOD ADDITION, IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED IN BOOK 900, PAGE 619.
- TRACT 3  
 THE SOUTH 50 FEET OF LOT 70 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "B" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (804 S. LINCOLN AVE.) EXCEPT, THE WEST 2 FEET OF THE SOUTH 50 FEET OF LOT 70, BLOCK 6 OF THE T.S. HUBBARD'S ELMWOOD ADDITION, IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED IN BOOK 900, PAGE 597.
- TRACT 4  
 LOT 71 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "B" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (806 S. LINCOLN AVE.) EXCEPT, THE WEST 2 FEET OF LOT 71, BLOCK 6 OF THE T.S. HUBBARD'S ELMWOOD ADDITION, IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED IN BOOK 900, PAGE 597. ALSO, SUBJECT TO A PERMANENT NON-EXCLUSIVE RIGHT OF WAY FOR DRIVEWAY PURPOSES OVER THE SOUTH 5.35 FEET OF LOT 71 IN BLOCK 6 OF T.S. HUBBARD'S ELMWOOD ADDITION TO THE CITY OF URBANA, AS PER PLAT RECORDED IN PLAT BOOK "B" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, PURSUANT TO THE PROVISIONS CONTAINED IN A MUTUAL DRIVEWAY & GARAGE AGREEMENT RECORDED IN BOOK 468 AT PAGE 94 AS DOCUMENT 499595.

2. BEARINGS SHOWN ON THE PLAT ARE ON AN ASSUMED LOCAL DATUM.
3. THE SUBJECT TRACTS ENCOMPASS 27,248 SQUARE FEET, MORE OR LESS.
4. THE CURRENT ZONING FOR TRACT 1 IS R-4 AND FOR TRACTS 2, 3 & 4 IS R-5.
5. BENCHMARK: CHISELED 'X' AT SOUTHEAST BASE ON LIGHT POLE LOCATED 35' WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. = 732.67.
6. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED IN MARCH 2016.
7. AN INDEPENDENT SEARCH FOR EASEMENTS WAS NOT PERFORMED.



VICINITY MAP

REVISIONS	
NO.	DESCRIPTION

**B K B**  
 ENGINEERING

301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
 CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

TOPOGRAPHIC / BOUNDARY SURVEY

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

PROJECT: 40-1601
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 3/3/16
SHEET: 2 OF 2





4 LOCATION PLAN  
AI SCALE: NOT TO SCALE



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LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

PROJECT

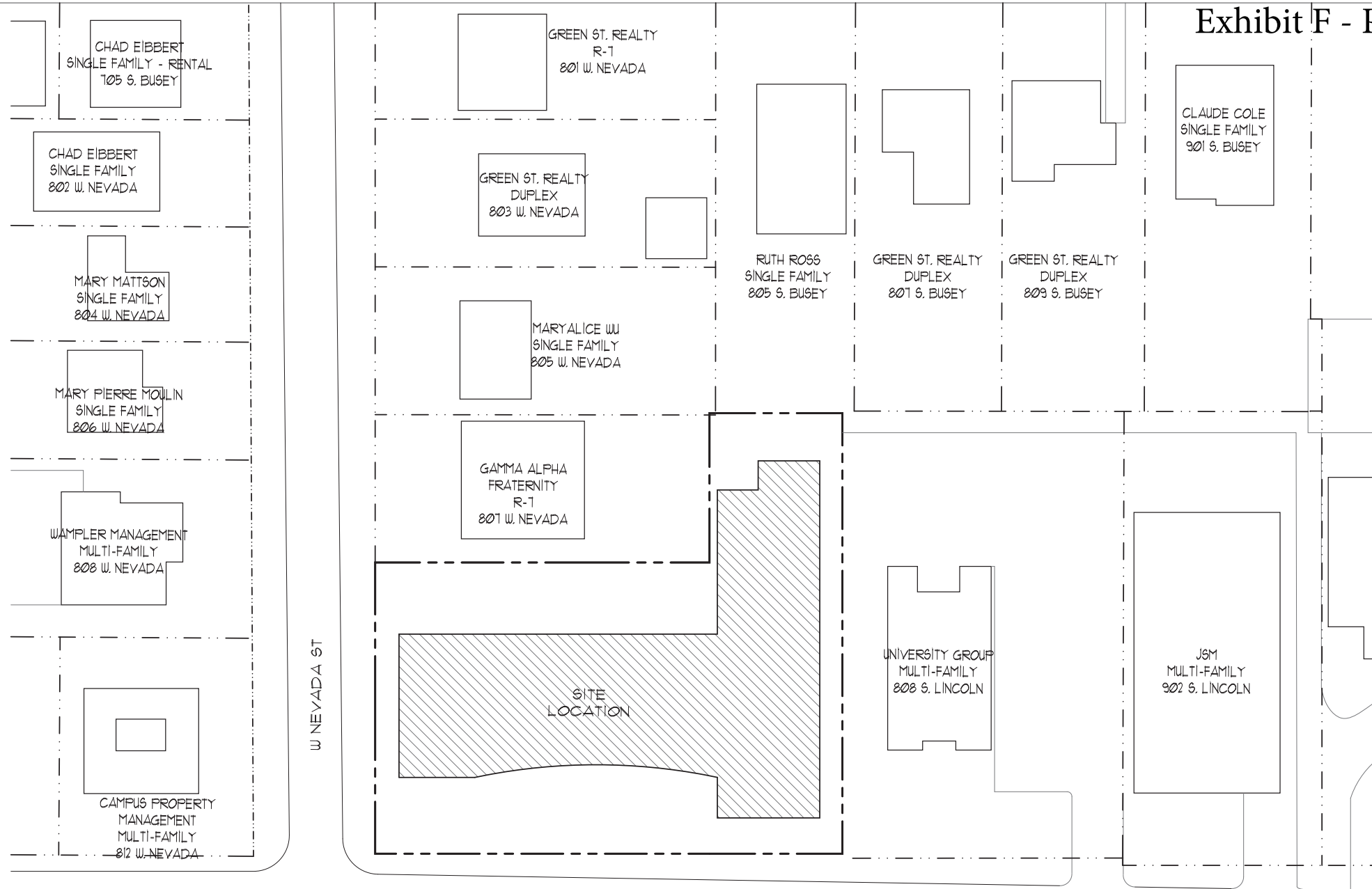
T1

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.2890  
FAX: 217.359.8493  
EMAIL: andrewfell@comcast.net

PROJECT # 16011

DATE: 16APRIL20

REVISION:



SITE PLAN  
SCALE: NOT TO SCALE

PROJECT # 16011  
DATE: 16APRIL20  
REVISION:

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
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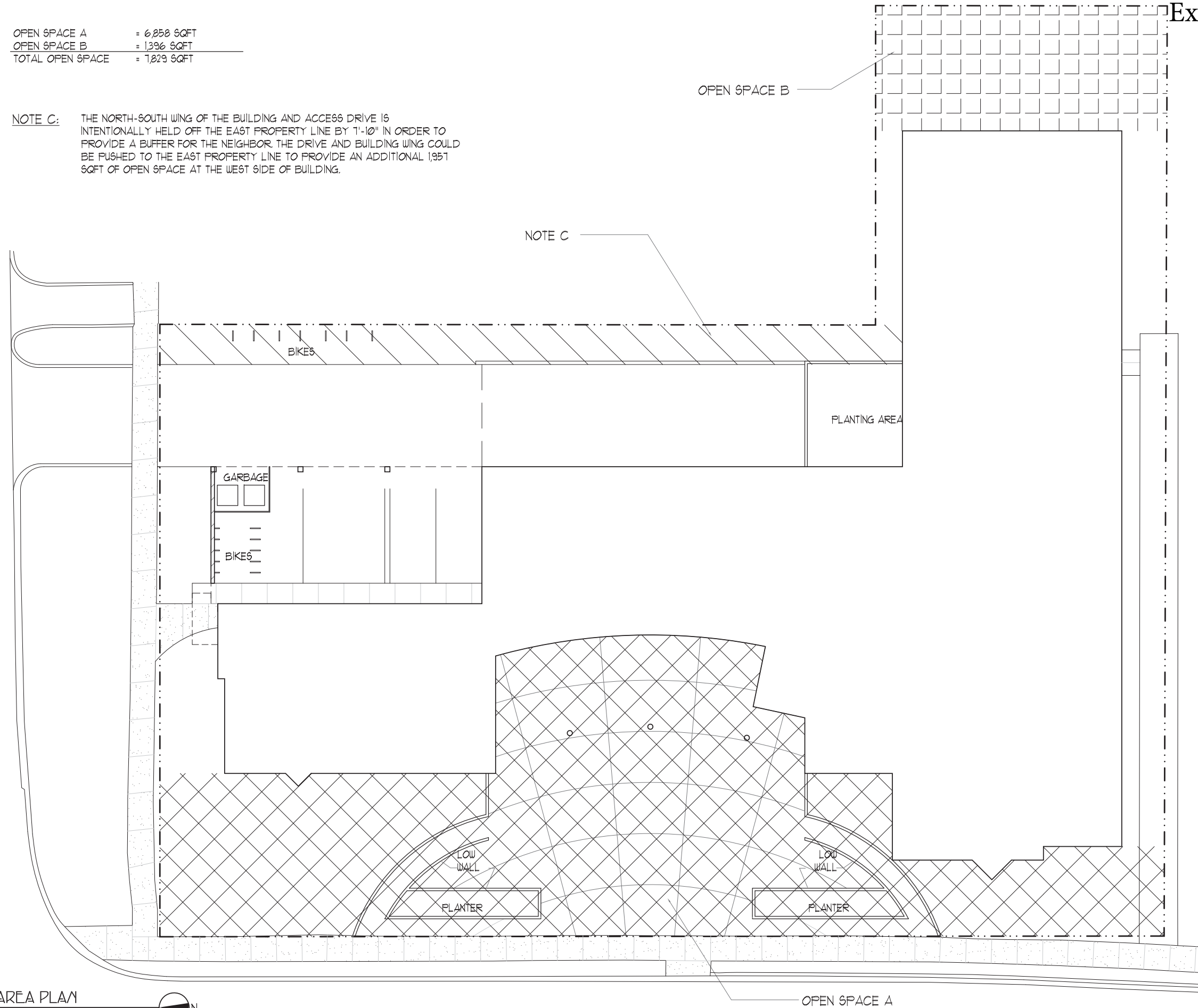
LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

PROJECT

T2

☒	OPEN SPACE A	= 6,858 SQFT
☒	OPEN SPACE B	= 1,396 SQFT
	TOTAL OPEN SPACE	= 8,254 SQFT

NOTE C: THE NORTH-SOUTH WING OF THE BUILDING AND ACCESS DRIVE IS INTENTIONALLY HELD OFF THE EAST PROPERTY LINE BY 7'-10" IN ORDER TO PROVIDE A BUFFER FOR THE NEIGHBOR. THE DRIVE AND BUILDING WING COULD BE PUSHED TO THE EAST PROPERTY LINE TO PROVIDE AN ADDITIONAL 1,951 SQFT OF OPEN SPACE AT THE WEST SIDE OF BUILDING.



4 OPEN AREA PLAN  
AI SCALE: NOT TO SCALE

PROJECT # 16011  
DATE: 16APRIL20  
REVISION:

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
CHAMPAIGN, ILLINOIS 61820  
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LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

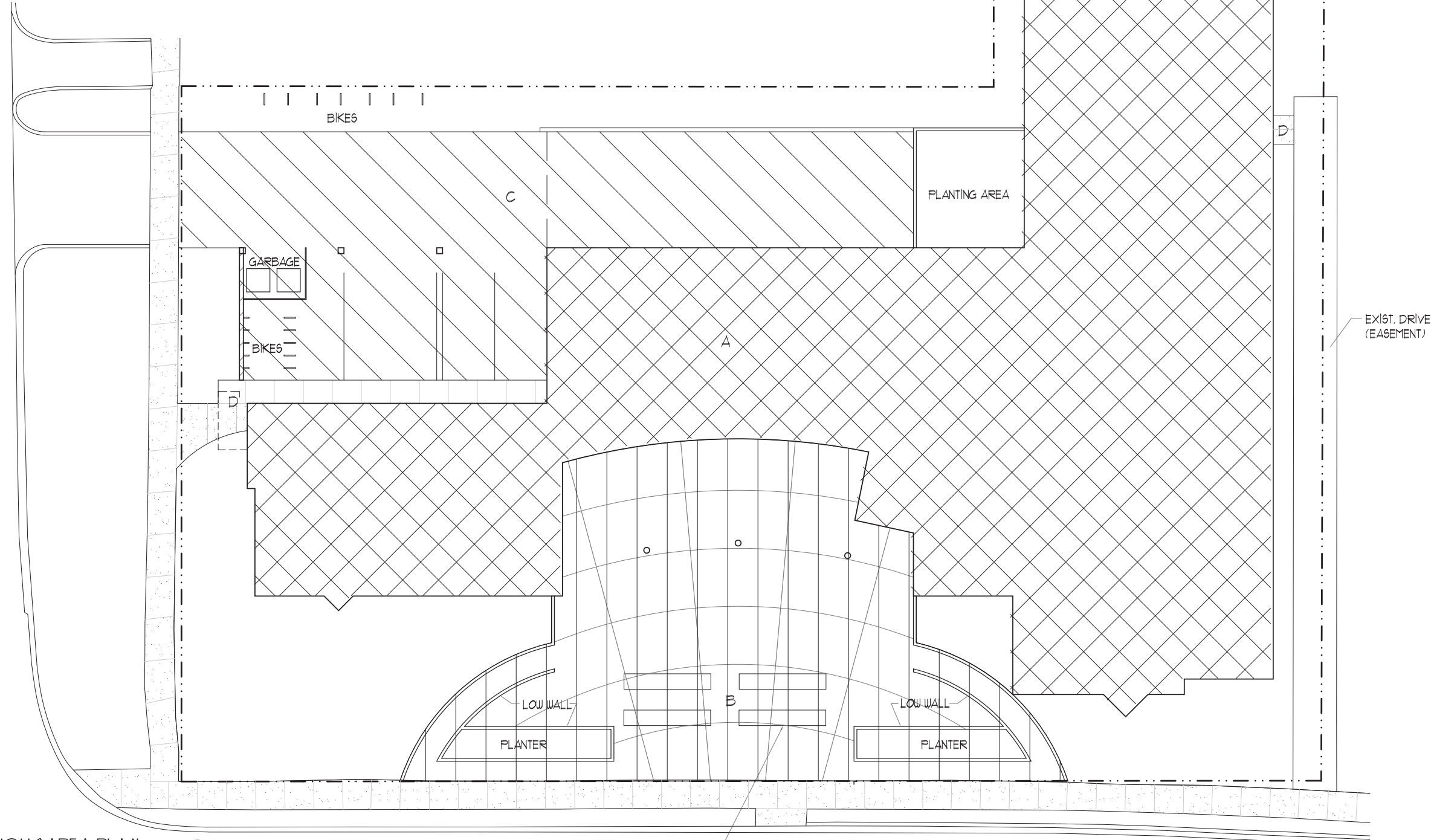
PROJECT

T3

EXISTING IMPERVIOUS AREA = 14,391 SQFT

PROPOSED IMPERVIOUS AREA

⊠	A. BUILDING	=	11,322 SQFT
▤	B. PLAZA	=	4,300 SQFT
▥	C. DRIVE	=	3,312 SQFT
▧	D. WALKS, ETC	=	321 SQFT
TOTAL		=	19,315 SQFT



SUBSURFACE CHAMBERS FOR  
STORMWATER DETENTION  
AS DETERMINED BY ENGINEER



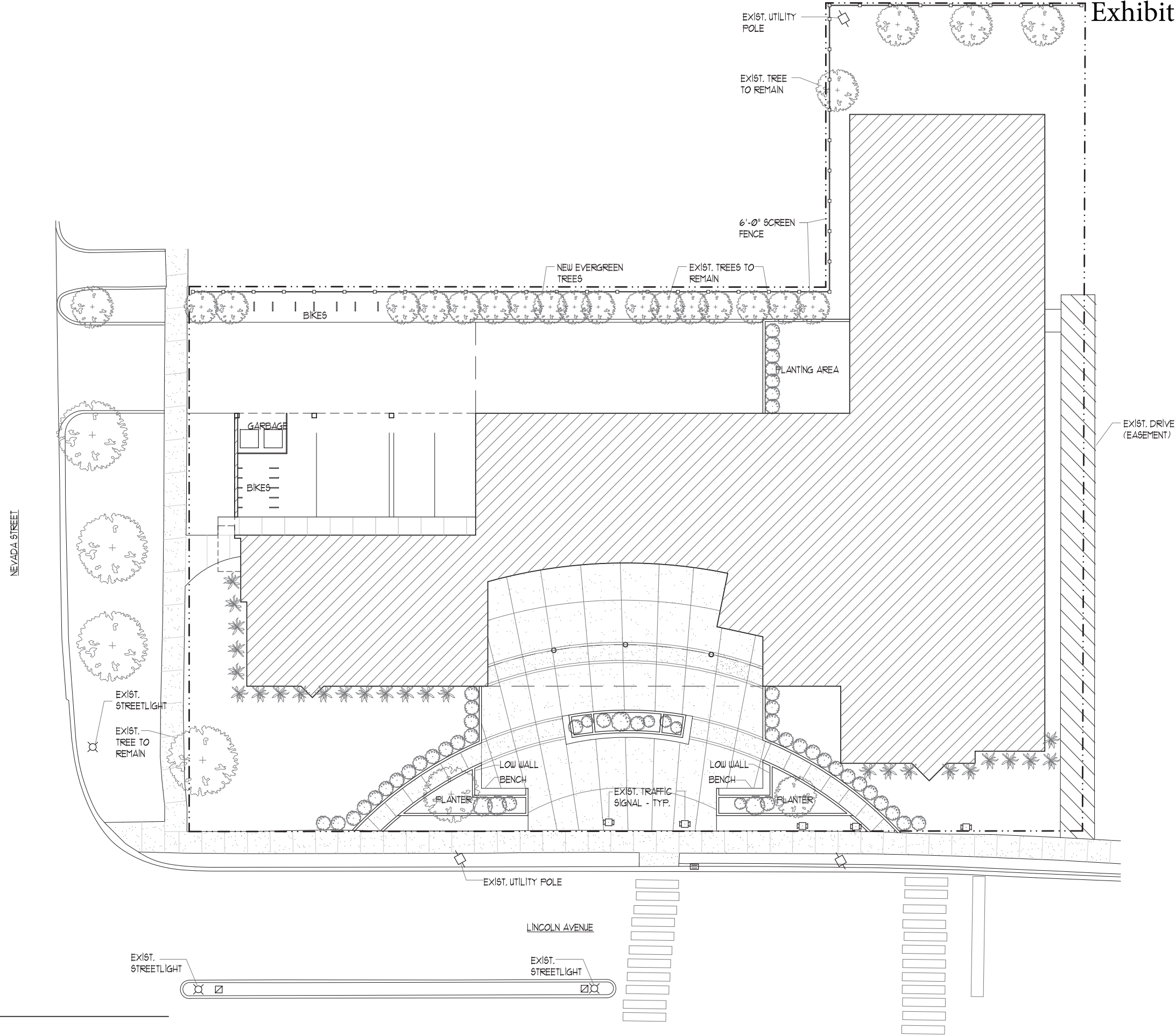
PROJECT # 16011  
DATE: 16APRIL20  
REVISION:

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.2890  
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LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

PROJECT



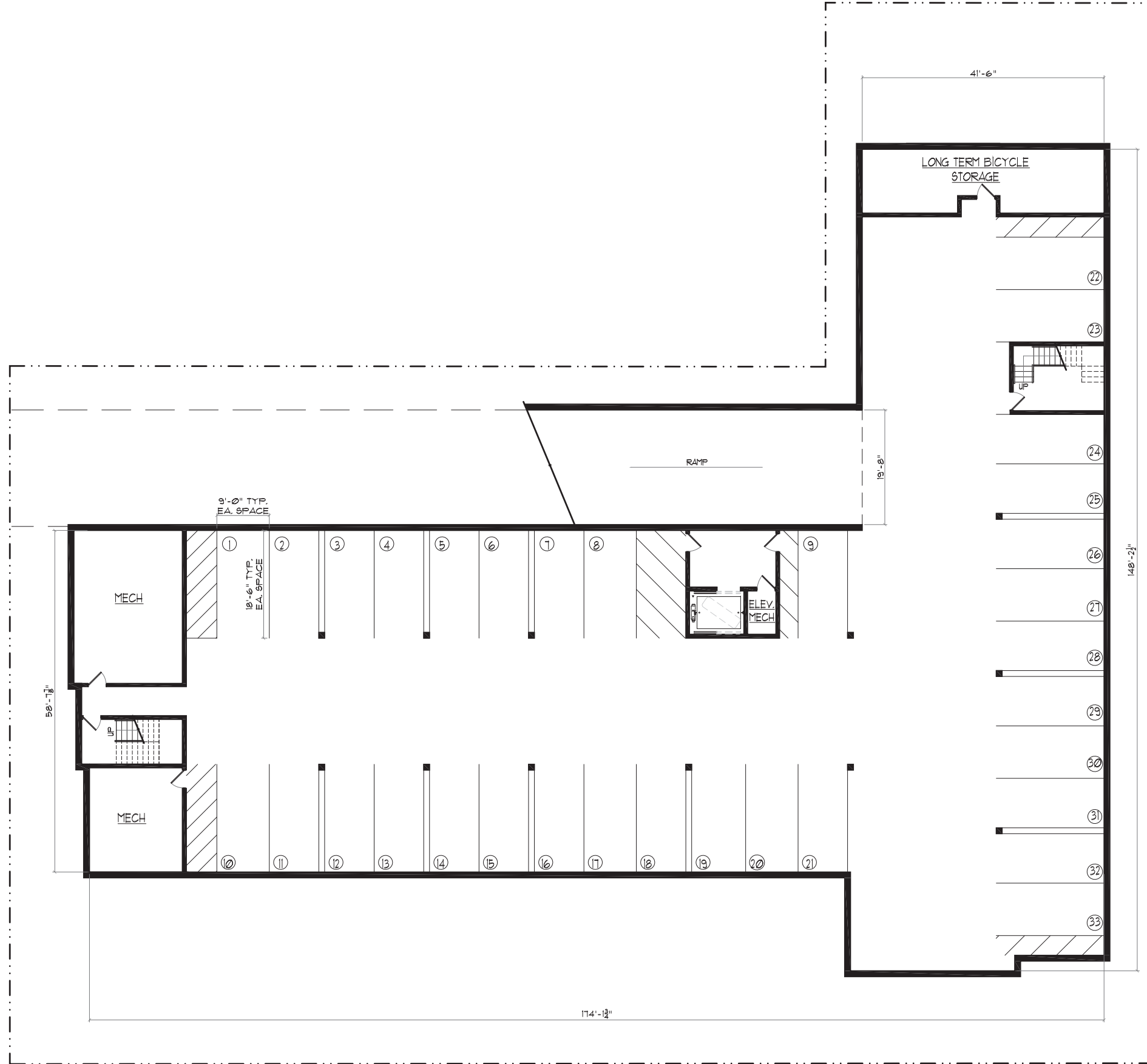
4 SITE PLAN  
51 SCALE: NTS

PROJECT # 16011  
DATE: 16APR10  
REVISIONS:

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.2890  
FAX: 217.359.8493  
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PROJECT NAME  
NEW CONSTRUCTION  
LINCOLN AVE  
URBANA, ILLINOIS 61801



4 LOWER LEVEL PLAN  
 AI SCALE: NOT TO SCALE



PROJECT # 16011  
 DATE: 16 APRIL 20  
 REVIEW:

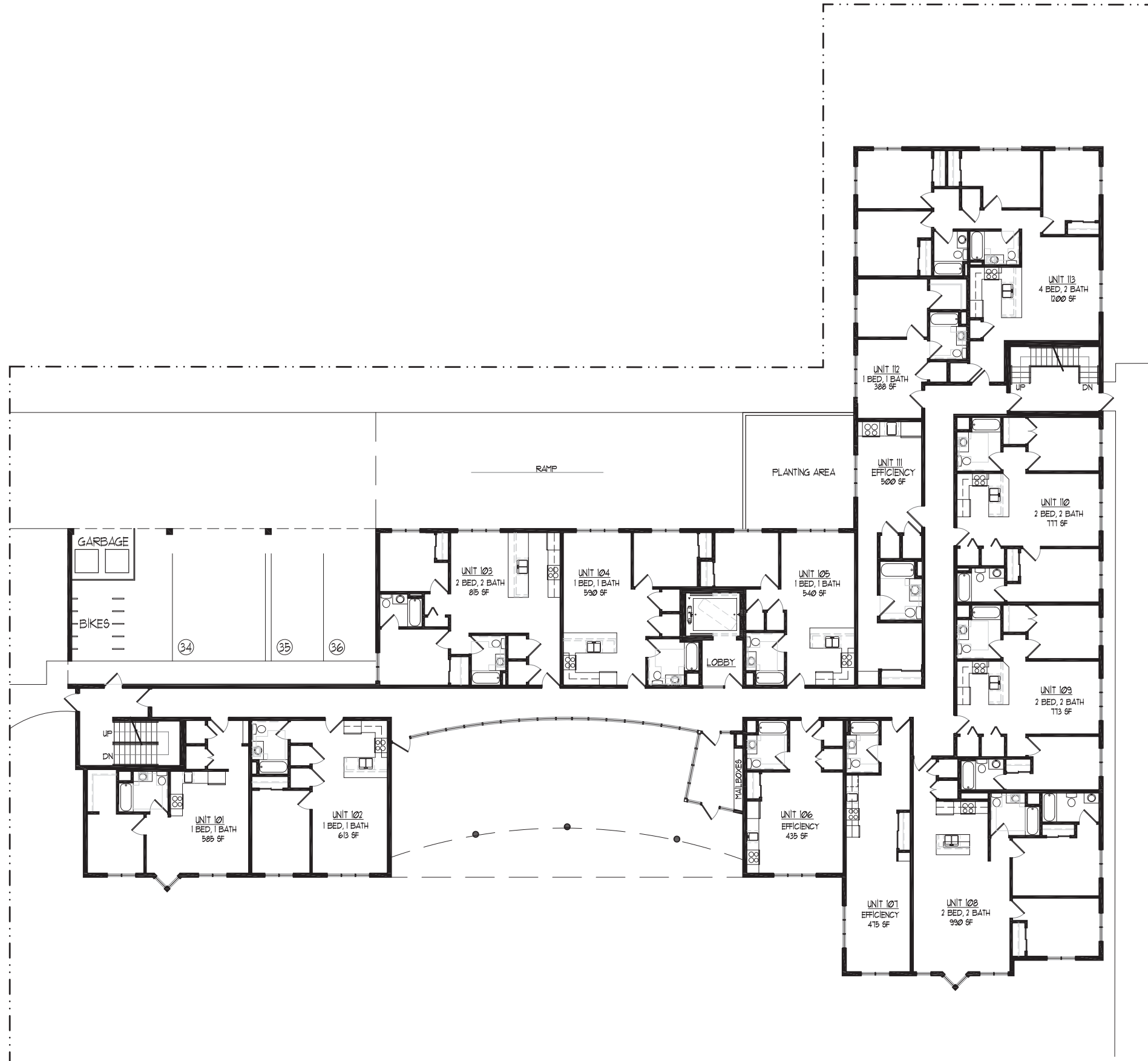
**A N D R E W F E L L**  
 ARCHITECTURE AND DESIGN  
 515 N. HICKORY STREET, SUITE 101  
 CHAMPAIGN, ILLINOIS 61820  
 PHONE: 217.363.2890  
 FAX: 217.359.8493  
 EMAIL: andrewfell@comcast.net

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LINCOLN PLAZA  
 NEW CONSTRUCTION  
 SOUTH LINCOLN AVENUE  
 URBANA, IL 61801

PROJECT

A1



4 1/1T FLOOR PLAN  
A2 SCALE: NOT TO SCALE



PROJECT # 16011  
DATE: 16APRIL20  
REVISION:

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.2890  
FAX: 217.359.8483  
EMAIL: andrewfell@comcast.net

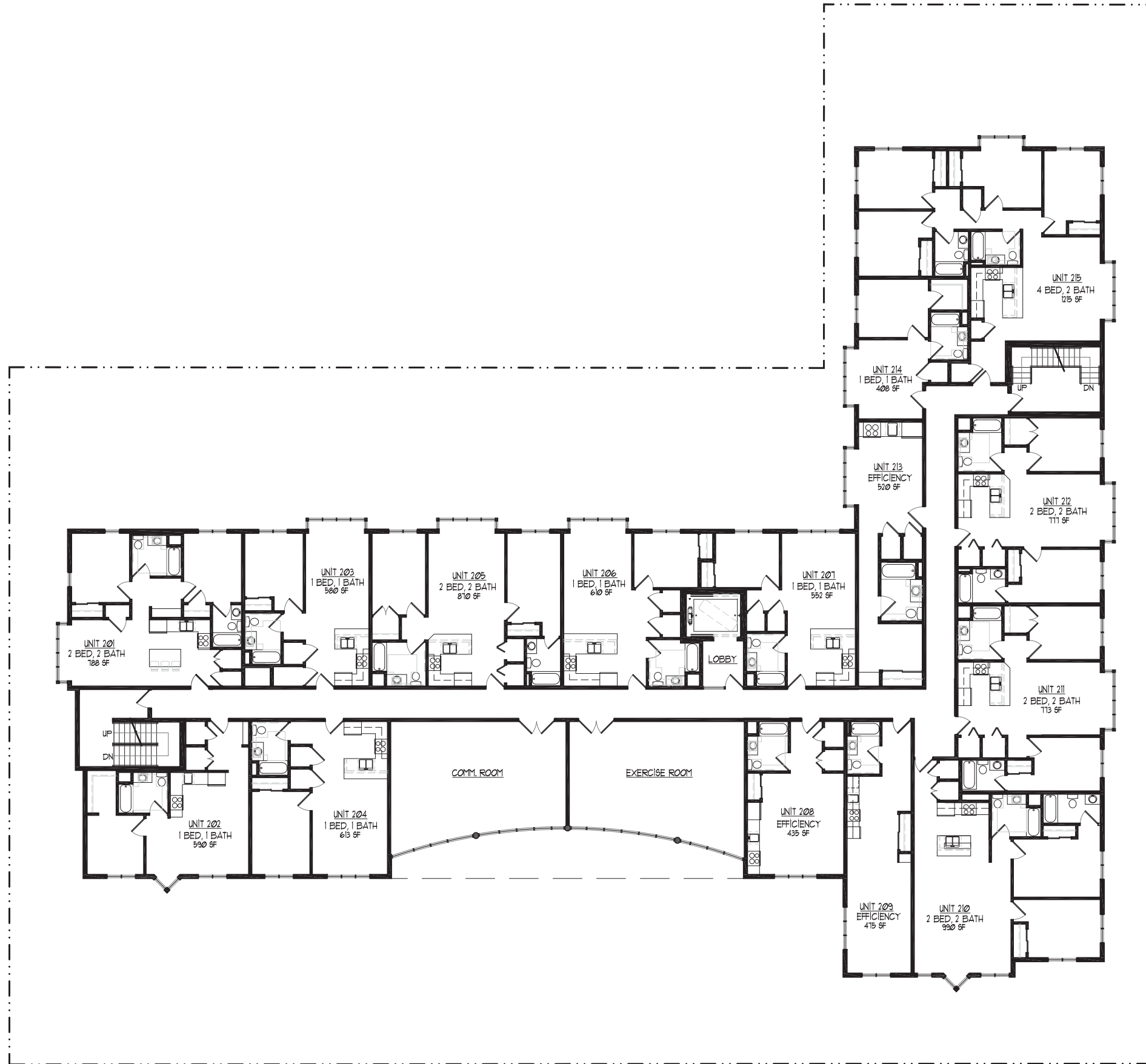
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LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

PROJECT

A2





4 2ND FLOOR PLAN  
A3 SCALE: NOT TO SCALE



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LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

PROJECT

PROJECT # 16011

DATE: 16APRIL20

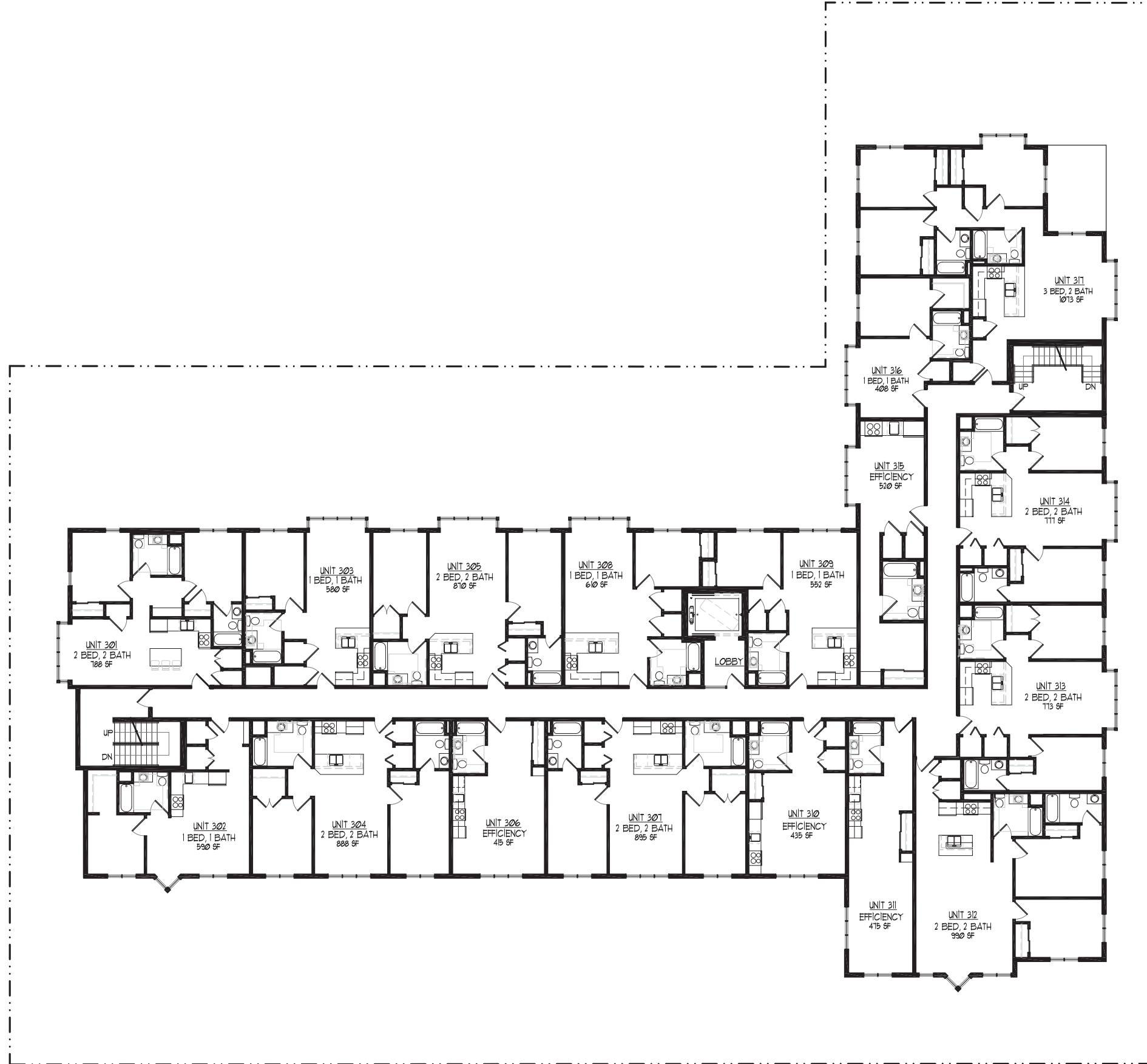
REVISION:

ANDREW FELL  
ARCHITECTURE AND DESIGN

515 N. HICKORY STREET, SUITE 101  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.2890  
FAX: 217.359.8493  
EMAIL: andrewfell@comcast.net

A3





4 3RD FLOOR PLAN  
A4 SCALE: NOT TO SCALE

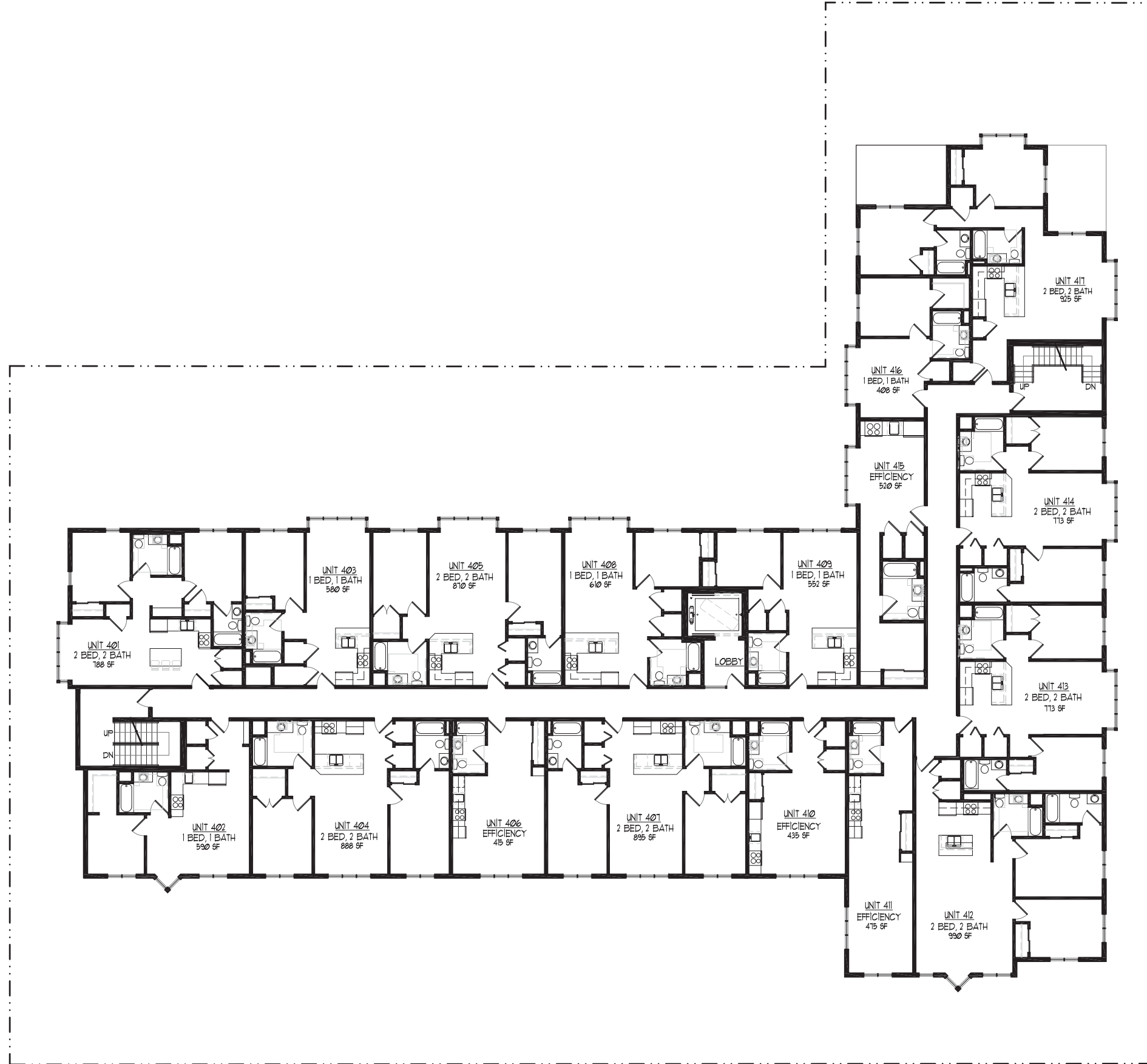


LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

ANDREW FELL  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
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PROJECT # 16011  
DATE: 16APRIL20  
REVISION:



4 4TH FLOOR PLAN  
A5 SCALE: NOT TO SCALE

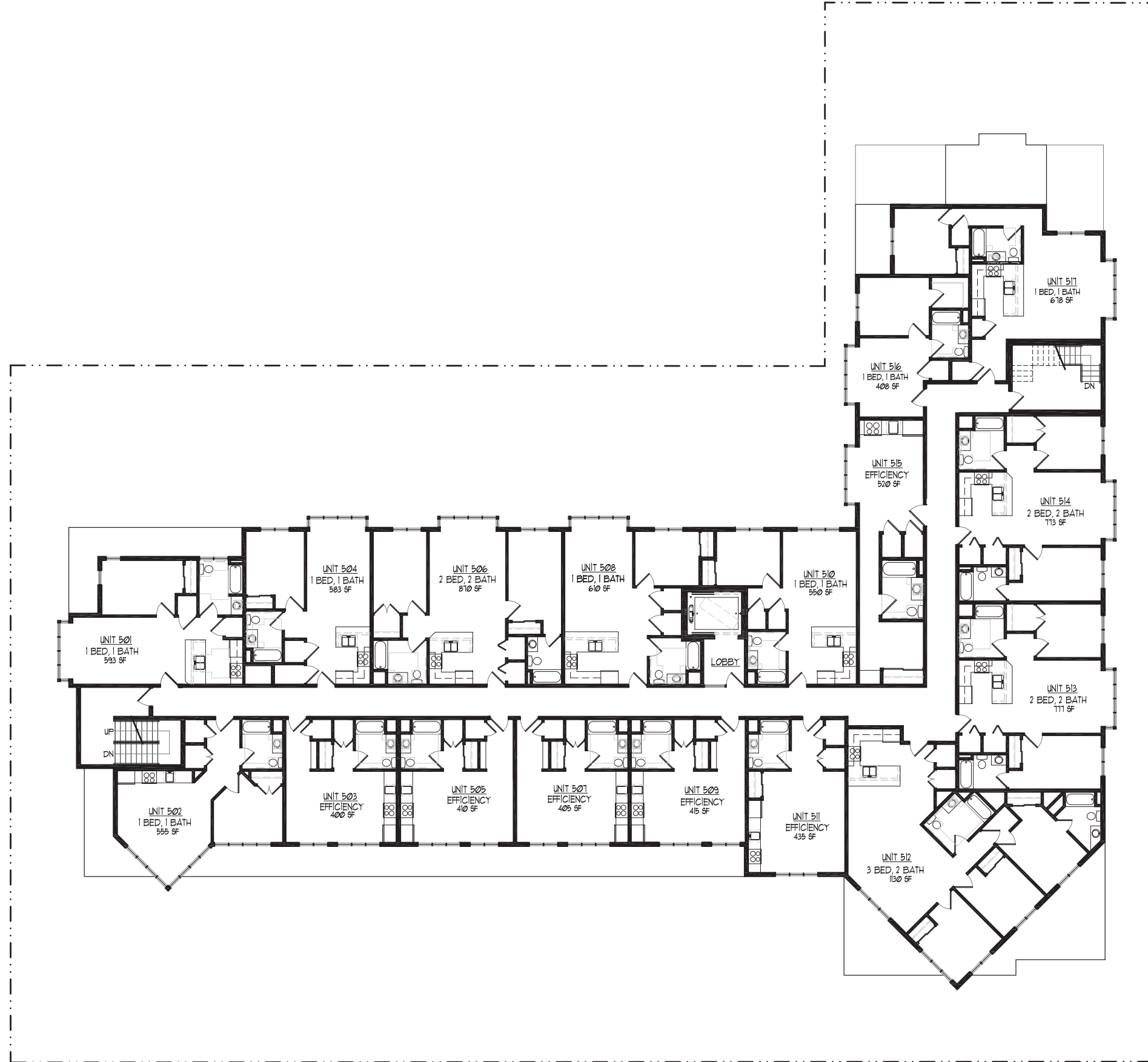
PROJECT # 16011  
DATE: 16APRIL20  
REVISION:

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
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LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

PROJECT



4 5TH FLOOR PLAN  
A6 SCALE: NOT TO SCALE



PROJECT # 16011  
DATE: 16APRIL20  
REVISION:

**A N D R E W F E L L**  
ARCHITECTURE AND DESIGN  
515 N. HICKORY STREET, SUITE 101  
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LINCOLN PLAZA  
NEW CONSTRUCTION  
SOUTH LINCOLN AVENUE  
URBANA, IL 61801

PROJECT

















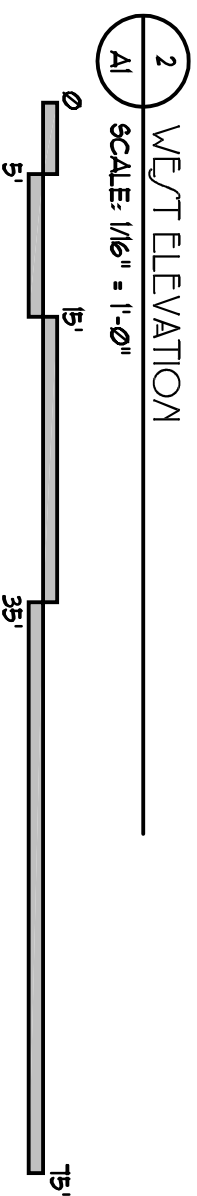












LINCOLN PLAZA



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

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

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

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

PUBLIC PLAZA: 4,050 SQUARE FEET



## EXHIBIT H

### **Correspondence received after distribution at the May 19, 2016, meeting:**

Maria and Ryan Bailey

Sayan Mitra and Shinjinee Chattopadhyay

Tom Faux and Robin Kearton

Theresa Herman and George Uricoechea

Becky Mead and Tim Stelzer

Cheri, Jim, Matthew, and Claire Niewiara

Joan Stolz



**From:** [Maria Bailey](#)  
**To:** [Tyler, Elizabeth](#)  
**Cc:** [wuna](#); [Prussing, Laurel Lunt](#); [Andel, Teri](#); [Pearson, Lorrie](#)  
**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  
**Date:** Thursday, May 19, 2016 7:50:51 PM

---

Dear Ms. Tyler,

We are unable to attend tonight's meeting (in progress) to voice our concerns. Please include our names with those in public record in opposing the proposed development, as outlined in the letter below.

As homeowners in the MOR district in West Urbana, we have firsthand knowledge of the negative experiences that come with an imbalance of rental/family-owned/businesses in a neighborhood.

Sincerely,  
Maria Bailey  
Ryan Bailey  
309 W. Elm St., Urbana

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <[mpmattson@gmail.com](mailto: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.

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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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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



**From:** [Shinjinee Chattopadhyay](mailto:Shinjinee.Chattopadhyay)  
**To:** [mariabailey14@gmail.com](mailto:mariabailey14@gmail.com)  
**Cc:** [Tylor, Elizabeth](mailto:Tylor.Elizabeth); [wuna](mailto:wuna); [Prussing, Laurel Lunt](mailto:Prussing.Laurel); [Andel, Teri](mailto:Andel.Teri); [Pearson, Lorrie](mailto:Pearson.Lorrie)  
**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  
**Date:** Thursday, May 19, 2016 11:07:51 PM

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Dear Ms. Tyler,

Please include my husband and my names as well in opposing the development.

Sayan Mitra  
Shinjinee Chattopadhyay

Thanks,  
Shinjinee Chattopadhyay

On Thu, May 19, 2016 at 7:50 PM, Maria Bailey <[mariabailey14@gmail.com](mailto:mariabailey14@gmail.com)> wrote:

Dear Ms. Tyler,

We are unable to attend tonight's meeting (in progress) to voice our concerns. Please include our names with those in public record in opposing the proposed development, as outlined in the letter below.

As homeowners in the MOR district in West Urbana, we have firsthand knowledge of the negative experiences that come with an imbalance of rental/family-owned/businesses in a neighborhood.

Sincerely,  
Maria Bailey  
Ryan Bailey  
309 W. Elm St., Urbana

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <[mpmattson@gmail.com](mailto: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

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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).

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

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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.

You received this message because you are subscribed to the Google Groups "wuna-list" group.

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**From:** [Tom Faux](#)  
**To:** [pierremoulin007@gmail.com](mailto:pierremoulin007@gmail.com)  
**Cc:** [Tyler, Elizabeth](#); [wuna list](#); [Prussing, Laurel Lunt](#); [Andel, Teri](#); [Pearson, Lorrie](#)  
**Subject:** Re: [wuna-list] input for tomorrow's meeting re. proposed Lincoln Plaza PUD  
**Date:** Thursday, May 19, 2016 7:58:38 PM

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Ms. Tyler,

Kindly add our name to those of our neighbors opposing this proposed structure: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

The arguments have been made thoughtfully by Mr. Moulin below, and his reasoning represents our feelings about this project as well.

Thank you.

Tom Faux  
Robin Kearton

201 S. Birch.

On May 18, 2016, at 9:29 PM, Pierre Moulin <[moulin@ifp.uiuc.edu](mailto: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](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](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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**From:** [Tyler, Elizabeth](#)  
**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  
**Date:** Thursday, May 19, 2016 10:17:01 PM

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**From:** theresa herman [mailto:tkherm@yahoo.com]  
**Sent:** Thursday, May 19, 2016 9:37 PM  
**To:** Tyler, Elizabeth  
**Subject:** Fwd: [wuna-list] Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, on the Agenda of the May 19, 2019 Plan Commission Meeting

Ms. Tyler, We also would like to add our names to the list of concerned residents supporting the letter below 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. In addition, as others have mentioned, we are opposed to developers purchasing property knowing their development plan violate city planning guidelines for the area and then proceeding to seek variances against wishes of neighbors. This type of activity is going to slowly erode our beautiful neighborhood and I hope city officials in charge of upholding the planning guidelines will uphold the zoning that is in place for a reason.

Thank you.

Sincerely,

Theresa Herman and George Uricoechea  
209 W. High

Begin forwarded message:

**From:** Deborah Allen <[deborahallen@juno.com](mailto:deborahallen@juno.com)>  
**Subject:** [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  
**Date:** May 19, 2016 at 12:22:33 PM CDT  
**To:** [eh Tyler@city.urbana.il.us](mailto:eh Tyler@city.urbana.il.us)  
**Cc:** Wuna <[wuna-list@googlegroups.com](mailto:wuna-list@googlegroups.com)>  
**Reply-To:** [deborahallen@juno.com](mailto:deborahallen@juno.com)

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*

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For more options, visit <https://groups.google.com/d/optout>.

Begin forwarded message:

**From:** Mary Pat McGuire <[mpmattson@gmail.com](mailto:mpmattson@gmail.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**

**Date:** May 19, 2016 at 9:32:11 AM CDT

**To:** Libby Tyler <[eh Tyler@city.urbana.il.us](mailto:eh Tyler@city.urbana.il.us)>

**Cc:** wuna <[wuna-list@googlegroups.com](mailto:wuna-list@googlegroups.com)>, Laurel Prussing <[llprussing@city.urbana.il.us](mailto:llprussing@city.urbana.il.us)>, [tmandel@urbanaininois.us](mailto:tmandel@urbanaininois.us), "Pearson, Lorrie" <[llpearson@urbanaininois.us](mailto:llpearson@urbanaininois.us)>, Pierre Moulin <[pierremoulin007@gmail.com](mailto:pierremoulin007@gmail.com)>, [mpm McGuire00@gmail.com](mailto:mpm McGuire00@gmail.com), Maryalice Wu <[wumaryalice@gmail.com](mailto:wumaryalice@gmail.com)>, Rick Nelson <[fugeform@gmail.com](mailto:fugeform@gmail.com)>

**Reply-To:** [mpmattson@gmail.com](mailto:mpmattson@gmail.com)

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

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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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**From:** [Tyler, Elizabeth](#)  
**To:** [Pearson, Lorrie](#)  
**Cc:** [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  
**Date:** Thursday, May 19, 2016 7:10:24 PM

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Came in after cutoff tonight

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**From:** Becky Mead [mailto:beckymead@ameritech.net]  
**Sent:** Thursday, May 19, 2016 7:07 PM  
**To:** Tyler, Elizabeth; Prussing, Laurel Lunt  
**Cc:** [tstelzer@illinois.edu](mailto:tstelzer@illinois.edu)  
**Subject:** 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 those listed into public record supporting 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.

We would like to voice our opposition to the proposed structure. We are opposed to this large scale development and do not feel that it matches the spirit or the letter of the Urbana Comprehensive Plan.

Sincerely,  
Becky Mead and Tim Stelzer  
607 W. Michigan Ave.

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <[mpmattson@gmail.com](mailto: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

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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.

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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.**
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Further note: Even an R6 has a maximum 1.4.

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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.

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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.

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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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**From:** [Tyler, Elizabeth](#)  
**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  
**Date:** Thursday, May 19, 2016 10:17:42 PM

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**From:** Cheri Niewiara [mailto:[cjniewiara@sbcglobal.net](mailto:cjniewiara@sbcglobal.net)]  
**Sent:** Thursday, May 19, 2016 7:29 PM  
**To:** [grhues@gmail.com](mailto:grhues@gmail.com)  
**Cc:** [marthaweinberg@rcn.com](mailto:marthaweinberg@rcn.com); 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,

We also would like our names added to the public record letters below opposing the proposed structure and its deviation from the Urbana Comprehensive Plan.

Cheri, Jim, Matthew, & Claire Niewiara  
412 W Washington

Sent from my iPad

On May 19, 2016, at 6:52 PM, Graham Huesmann <[grhues@gmail.com](mailto:grhues@gmail.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 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](mailto: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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**From:** [Joan Stolz](#)  
**To:** [mariabailey14@gmail.com](mailto:mariabailey14@gmail.com); [shinjinee@gmail.com](mailto:shinjinee@gmail.com)  
**Cc:** [Tyler, Elizabeth](#); [wuna](#); [Prussing, Laurel Lunt](#); [Andel, Teri](#); [Pearson, Lorrie](#)  
**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  
**Date:** Saturday, May 21, 2016 9:02:34 AM

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I also oppose this development.

Joan Stolz

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**From:** wuna-list@googlegroups.com <wuna-list@googlegroups.com> on behalf of Shinjinee Chattopadhyay <shinjinee@gmail.com>  
**Sent:** Thursday, May 19, 2016 11:07:45 PM  
**To:** mariabailey14@gmail.com  
**Cc:** Libby Tyler; wuna; Laurel Prussing; tmandel@urbanaininois.us; Pearson, Lorrie  
**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 include my husband and my names as well in opposing the development.

Sayan Mitra  
Shinjinee Chattopadhyay

Thanks,  
Shinjinee Chattopadhyay

On Thu, May 19, 2016 at 7:50 PM, Maria Bailey <[mariabailey14@gmail.com](mailto:mariabailey14@gmail.com)> wrote:

Dear Ms. Tyler,

We are unable to attend tonight's meeting (in progress) to voice our concerns. Please include our names with those in public record in opposing the proposed development, as outlined in the letter below.

As homeowners in the MOR district in West Urbana, we have firsthand knowledge of the negative experiences that come with an imbalance of rental/family-owned/businesses in a neighborhood.

Sincerely,  
Maria Bailey  
Ryan Bailey  
309 W. Elm St., Urbana

On Thu, May 19, 2016 at 9:32 AM, Mary Pat McGuire <[mpmattson@gmail.com](mailto: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

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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.**
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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  
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