



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director ^{WAT}

DATE: November 3, 2005

SUBJECT: ZBA 05-MAJ-05: A request for a major variance to allow a 100% encroachment for parking into the required 5 foot side yard setback at 903 W. Nevada, in Urbana's B-3U, General Business – University zoning district.

Introduction and Background

David Barr, representing Mid-Illinois Realty Group IV & DAVAN, LLC, is requesting a major variance for their property at 903 W. Nevada. The location is one lot west of the southwest corner of Lincoln Avenue and Nevada Street. The lot is irregularly shaped but the portion to be constructed on is 65 feet wide and 103 feet deep. The lot is approximately 7,300 square feet in area and will be cleared prior to construction of a new four story apartment building with parking underneath at ground level. The petitioners are requesting a major variance to allow the new parking area to encroach 100% into the required 5-foot front yard setback along the east property line. The apartment building itself will be located at the 5 foot setback line. The variance would allow for the new apartment building's parking lot to have the required dimensions and number of spaces and efficient access to Nevada Street.

On October 19, 2005 the Urbana Zoning Board of Appeals voted unanimously 4-0 to recommend approval of the Major Variance to the City council.

Description of the Site

This area is adjacent to the University of Illinois campus and contains a mix of zoning districts, land uses, and densities encompassing University, multi-family residential (primarily student apartments), and neighborhood- serving business uses. On the north side of Nevada Street, a new University building is under construction. To the west of the subject property are University dance studios. Immediately east of the subject property is the Café Paradiso / Jimmy John's neighborhood business building which is on the southwest corner of Lincoln and Nevada. To the south is a parking lot owned by the University with public parking meters that serve the corner neighborhood businesses. East of Lincoln Avenue is the West Urbana residential neighborhood.

Issues and Discussion

The new apartment building is proposed to have three habitable stories above ground level parking. There would be fifteen two-bedroom units with five units on each floor. The Zoning Ordinance bases multifamily residential parking requirements on the size of the bedrooms. All 30 bedrooms are designed to be 119 square feet or less and so would require one-half parking space each. The proposed parking lot has the required 15 spaces (including the required handicapped double space). Access would be a single two-way aisle onto Nevada Street with spaces on either side facing to the east and west. When parking spaces are at 90 degrees to the access aisle the Zoning Ordinance requires a module width of 60 feet. On the 65 foot wide subject lot that leaves only five feet for the two required 5-foot side yards. The petitioners propose to maintain the west side yard but have the parking encroach into the east side yard. All other required yards including the 15 foot front yard open space would be maintained.

The petitioners own the lot and building to the east and state the encroachment is acceptable to them and their tenants. The existing building to be demolished on the subject site is located approximately 10 feet from the east lot line facing the Café Paradiso coffee shop building. The new apartment building will be constructed at the required setback line five feet from the east property line. There is an existing retaining wall between the two properties that the petitioners propose to add a screening fence on top of starting at the 15 foot front yard setback line. The first 30 feet of the proposed parking area is directly adjacent to the parking area in front of the Café Paradiso building. The parking lots will be separated by the retaining wall with the fence on top. The first floor of the Café Paradiso building is entirely occupied by commercial tenants and will not be impacted by the proposed location of the parking.

There are several justifications for the requested variance. The surrounding area has high density building coverage either in large University structures, mixed use buildings, or apartment buildings. Both the subject site and the adjacent lot to the east are zoned for business which in other zoning districts typically allow parking encroachments into the required side yards. The adjacent lot and building is also owned by the petitioners and is entirely commercial on the first floor. The plans indicate there will be 10 feet 10 inches between the east wall of the new apartment building and the west face of the existing Café Paradiso building (see attached diagram). The new building will be built at the 5-foot side yard setback line and the Café Paradiso building is five feet ten inches from the lot line. This separation will provide sufficient separation between the buildings for light, air circulation, access, and fire safety.

The most optimal location for the new parking area is to extend the spaces to the east allowing a 100% encroachment into the 5-foot side yard setback on the east property line. This will provide the most logical, efficient, and safe layout for the parking area. The east campus area has a high density development pattern and should not be detrimentally impacted by the variance.

Variance Criteria

In order to review a potential variance, Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals and City Council to make findings based on variance criteria. At the October 19, 2005 meeting the ZBA voted their recommendation of approval based upon the following findings:

1. *Are there special circumstances or special practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance?*

The practical difficulty is that the lot is only 65 feet wide and the side yard requirement limits the

possible geometric arrangements for parking. With that requirement possible parking arrangements would reduce the number of spaces below requirements, and make access from Nevada Street more difficult. The 5 foot encroachment into the east side yard would allow the most efficient parking arrangement.

2. *The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof which is not generally applicable to other lands or structures in the same district.*

The special circumstance is that many years ago the lot was platted 65 feet wide which is narrower than lots are usually platted now. In addition the rear 44 feet of the lot was sold to the property to the east. It is not possible to put enough parking in a single sided parking module because the lot is too short. The lot is too narrow to accommodate a double sided parking module and also maintain both side yards. This circumstance is unique to this lot because most other properties are not constrained by being both too short and too narrow.

3. *The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The need for the variances has not yet been created. The petitioner is aware of the requirements of the Zoning Ordinance and has applied for variances prior to construction.

4. *The variance will not alter the essential character of the neighborhood.*

The requested decrease of side yard setback is consistent with conditions found on other nearby east campus properties and will not have a detrimental impact on the character of the neighborhood.

5. *The variance will not cause a nuisance to the adjacent property.*

The variance should not cause a nuisance to adjacent properties. The petitioners own the immediately adjacent lot to the east. The structure of the new building itself will be outside the setback line. The required separation of the buildings will be achieved. According to the petitioner, the tenants have been notified and have indicated support for the variance.

6. *The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.*

The petitioner is requesting the minimum deviation from the requirements that can accommodate the constraints of the parcel, the Zoning Ordinance requirements for parking lot layout dimensions, and the number of parking spaces required.

Options for #ZBA-05-MAJ-5

The City Council has the following options this case:

- a. The Council may grant the variance as requested based on the findings outlined in this memo; or
- b. The Council may grant the variance subject to certain terms and conditions. If the Council elects to impose conditions or grant the variance on findings other than those presented herein, they

should articulate these additional findings in support of the approval and any conditions imposed; or

- c. The Council may deny the variance request. If the Council elects to do so, they should articulate findings supporting this denial.

Recommendation

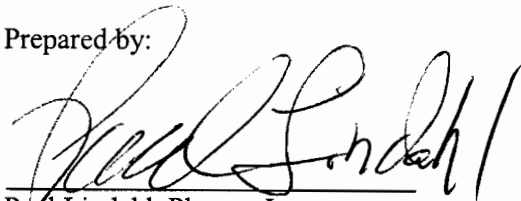
Based on the findings outlined herein, the Zoning Board of Appeals voted 4-0 to forward the variance request in Case # 05-MAJ-05 to the Urbana City Council with a **recommendation for approval** to allow parking to encroach 5 feet (100%) into the required 5 foot side-yard at 903 W. Nevada Street along the east-facing property line with one condition. Staff concurs with the Zoning Board of Appeals. The Zoning Board of Appeals recommended the following condition:

1. **The development on the site must generally conform to the site plan submitted with the application.**

Attachments:

- Draft Ordinance Approving a Major Variance
- Draft Minutes of October 19, 2005 Zoning Board of Appeals Hearing
- Exhibit D: Future Land Use Map
- Exhibit E: Aerial Photo
- Exhibit F: Site Photos
- Exhibit G: Site Plans

Prepared by:



Paul Lindahl, Planner I

CC: Barr Real Estate, Inc., Attn: David Barr, 1710 S. Neil Street, Champaign, IL 61820

H:\Planning Division\001-ALL CASES(and archive in progress)\03 - ZBA Cases\2005\ZBA-05-MAJ-05 903 West Nevada (Barr)\ZBA 05-MAJ-05, 903 W Nevada, Barr CC memo v 4 FINAL.doc

ORDINANCE NO. _____

AN ORDINANCE APPROVING A MAJOR VARIANCE

(To Allow a 100% Encroachment for Parking Into the Required 5 Foot Side Yard Setback, in the B-3U, General Business - University Zoning District - 903 W. Nevada Street. / Case No. ZBA-05-MAJ-5)

WHEREAS, the Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the City Council to consider criteria for major variances where there are special circumstances or conditions with the parcel of land or the structure; and

WHEREAS, the owner of the subject property, Mid-Illinois Realty Group IV & DAVAN, LLC, represented by Barr Real Estate, has submitted a petition requesting a major variance to allow parking to encroach 5' feet (100%) into the required 5' foot side-yard at 903 W. Nevada Street in the B-3U, General Business - University Zoning District; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case #ZBA-05-MAJ-5; and

WHEREAS, after due publication in accordance with Section XI-10 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Zoning Board of Appeals (ZBA) held a public hearing on the proposed major variance on October 19, 2005 and voted 4 ayes and 0 nays to recommend to the City Council approval of the requested variance with the condition listed below; and

WHEREAS, after due and proper consideration, the City Council of the City of Urbana has determined that the major variance referenced herein conforms with the major variance procedures in accordance with Article XI, Section XI-3.C.3.d of the Urbana Zoning Ordinance; and

WHEREAS, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has determined the following findings:

1. The practical difficulty in carrying out the strict application of the ordinance is that the lot is only 65 feet wide and the side yard requirement limits the possible geometric arrangements for parking. With the side yard requirement, possible parking arrangements would reduce the number of spaces below requirements, and make access from Nevada Street more difficult. The 5-foot encroachment into the east side yard would allow the most efficient parking and access arrangement.
2. The proposed variance will not serve as a special privilege because the variance requested is necessary due to the special circumstance that many years ago the lot was platted 65 feet wide which is narrower than lots are usually platted now. In addition the rear 44 feet of the lot was sold to the property to the east. It is not possible to put enough parking in a single sided parking module because the lot is too short. The lot is too narrow to accommodate a double sided parking module and also maintain both side yards. This circumstance is unique to this lot because most other properties are not constrained by being both too short and too narrow.
3. The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner. The need for the variances has not yet been created. The petitioner is aware of the requirements of the Zoning Ordinance and has applied for variances prior to construction.
4. The variance will not alter the essential character of the neighborhood. The requested decrease of side yard setback is consistent with conditions found on other nearby east campus properties and will not have a detrimental impact on the character of the neighborhood.
5. The variance should not cause a nuisance to adjacent properties. The petitioners own the immediately adjacent lot to the east. The structure of the new building itself will be outside the setback line. The required separation of the buildings will be achieved. According to the petitioner, the tenants have been notified and have indicated support for the variance.

6. The variance represents generally the minimum deviation from requirements of the Zoning Ordinance. The petitioner is requesting the minimum deviation from the requirements that can accommodate the constraints of the parcel, the Zoning Ordinance requirements for parking lot layout dimensions, and the number of parking spaces required.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

The major variance request by Mid-Illinois Realty Group IV & DAVAN, LLC, represented by Barr Real Estate, in Case #ZBA-05-MAJ-5, is hereby approved to allow parking to encroach 5' feet (100%) into the required 5' foot side-yard at 903 W. Nevada Street in Urbana's B-3U, General Business - University Zoning District, in the manner proposed in the application, with the condition that the construction must generally conform to the site plan submitted with the application.

The major variance described above shall only apply to the property located at 903 W. Nevada Street Drive, Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION: Lot 37 in Forestry Heights Addition to Urbana, except the South 44 feet of the East 50 feet thereof, situated in the City of Urbana, County of Champaign, and State of Illinois,

PERMANENT PARCEL #: 93-21-18-281-006

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full

force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the ____ day of _____, 2005.

PASSED by the City Council this ____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, _____.

Laurel Lunt - Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the _____ day of _____, 2005, the corporate authorities of the City of Urbana passed and approved Ordinance No.

_____, entitled:

AN ORDINANCE APPROVING A MAJOR VARIANCE

(To Allow a 100% Encroachment for Parking Into the Required 5 Foot Side Yard Setback, in the B-3U, General Business - University Zoning District - 903 W. Nevada Street. / Case No. ZBA-05-MAJ-5)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2005, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

DATE: October 19, 2005

DRAFT

TIME: 7:30 p.m.

PLACE: Urbana City Building
City Council Chambers
400 S. Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Paul Armstrong, Herb Corten, Anna Merritt, Harvey Welch

MEMBERS ABSENT Joe Schoonover, Nancy Uchtmann, Charles Warmbrunn

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services; Robert Myers, Planning Manager; Paul Lindahl, Planner I; Teri Andel, Secretary

OTHERS PRESENT: Dave Barr, Russ Dankert

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

The meeting was called to order at 7:39 p.m. The roll call was taken. There was not a quorum when the meeting was called to order. Mr. Corten arrived later at 8:00 p.m. Upon his arrival, Chair Merritt declared a quorum.

2. CHANGES TO THE AGENDA

Since there was not a quorum when the meeting was called to order, Chair Merritt opened up the item on the agenda under Old Business titled "Revisions to the Rules of Procedure".

3. OLD BUSINESS

Revisions to the Rules of Procedure

Chair Merritt opened this item for discussion. She believed that the Rules of Procedure were beginning to shape up. She was pleased to see that staff had added even more language from the Plan Commission's Rules of Procedure to that of the Zoning Board of Appeals. She felt that the Zoning Board needed to review the Rules of Procedure on an annual basis.

Mr. Armstrong inquired if the new language regarding “Continuances” allowed Zoning Board members to request a continuance. Elizabeth Tyler, Director of Community Development Services Department, replied yes. For example, if Mr. Corten, who is delayed, could not attend the meeting tonight, then there would not be a quorum. In order to keep the case item under New Public Hearings on track with the City Council meeting on November 7, 2005, the Zoning Board members present could request to continue the case to another date. This would enable staff to hold a special meeting prior to November 7, 2005 for the Zoning Board of Appeals to meet without having to re-notice the public hearing in the newspaper and losing a month’s worth of time.

Chair Merritt inquired if the Zoning Board of Appeals could vote on whether or not to approve the Rules of Procedure or would they need to wait until the next scheduled meeting to do so. Ms. Tyler replied by saying that the Board could vote on the Rules of Procedure at this meeting or they could wait until more members were present to ensure a better representation. Mr. Warmbrunn had a lot of comments at the previous meeting regarding “Continuances”. He was out of town and was unable to comment on any of the newly added language.

There was discussion on whether staff should remove Section 2 from Article I, since they had added an entire article on “Conflicts of Interest”. Staff and Chair Merritt came to the conclusion that it would be best to keep Section 2 in the document, because it was important to state up front that “Any member who has any pecuniary or personal interest in a matter before the Board shall remove himself or herself from any consideration of that matter.”

Ms. Tyler wondered if the Zoning Board of Appeals wanted to explicitly include the following language, “at the request of staff, Zoning Board member, or any interested party” to specify who could request a continuance. This would mean that any one member of the Zoning Board of Appeals could delay a case from being voted on. Ms. Merritt did not believe that even the Chair of the Board should have that power. She believed that a Chair should ask for a vote of the Board.

Mr. Armstrong understood that Mr. Warmbrunn’s concern seemed to center around possible scenarios in which a Board member may wish to ask for a continuance in a case. This was not spelled out in the currently proposed language. Ms. Tyler suggested making the following revision, “...at the discretion of staff, Zoning Board member, or any interested party...”.

Robert Myers, Planning Manger, wanted to clarify whether an interested party could include a neighbor who might be affected and/or someone who lives in the community who feels that a proposed type of activity might affect the community in general. Ms. Merritt stated that an interested party could include anyone. However, she reiterated that the Zoning Board of Appeals as a whole would vote on whether they agree with a continuance or not.

Mr. Myers asked if there was a time limit on how long staff and the Zoning Board of Appeals have to act after an application had been submitted. Ms. Tyler stated that staff had tried to include more citations to the Zoning Ordinance in this last revision, because it was not completely consistent. Therefore, it might be good to reference Section XI-3 of the Zoning Ordinance that refers to timelines, so staff and the Board knows that there is a timeline. Mr. Myers explained that he wanted to make sure that they meet the due process requirements for an application and to avoid someone

accusing the City of purposely suffocating an application. Mr. Myers noted that if there was not a time limit mentioned in the Zoning Ordinance already, then staff could consider setting a time limit.

Mr. Myers suggested that they alter the wording under “Failure of Applicant to Appear” to include more explicit language saying that a case may be dismissed if an applicant fails to appear. Ms. Merritt responded by saying that the word “may” was the key, because sometimes a petitioner does not need the applicant to be present. However, there are times when the Zoning Board of Appeals has questions that only the applicants can answer. Mr. Myers explained that he felt the Rules of Procedure should be more direct concerning this issue. They need to point out that “The Zoning Board of Appeals may dismiss a case for failure of the applicant to appear, which would require a motion and vote. As it currently is worded, it puts emphasis on entertaining a motion rather than actually empowering the Zoning board to dismiss a case.

Ms. Tyler stated that staff would work on the Rules of Procedure some more and bring them back to the Zoning Board of Appeals for their approval at the next scheduled meeting.

Mr. Corten arrived to the meeting at 8:00 p.m. Chair Merritt called a quorum.

4. APPROVAL OF MINUTES

Mr. Armstrong moved to approve the minutes from the September 21, 2005 meeting as presented. Mr. Corten seconded the motion. The Zoning Board of Appeals approved the minutes by unanimous vote.

5. WRITTEN COMMUNICATIONS

There were none.

6. CONTINUED PUBLIC HEARINGS

There were none.

NOTE: Chair Merritt swore in members of the audience who wanted to speak during the public hearing.

7. NEW PUBLIC HEARINGS

ZBA-05-MAJ-05: A request for a major variance to allow a 100% encroachment for parking into the required 5-foot side-yard setback at 903 West Nevada in Urbana’s B-3U, General Business—University Zoning District.

Paul Lindahl, Planner I, presented the case to the Zoning Board of Appeals. He showed where the proposed property was located. He explained that the purpose for the variance request was to allow parking to encroach into the side-yard setback on the east side. He gave a brief description of the proposed site and the surrounding properties noting their land uses and current zoning. He talked about the required number of parking spaces and access for the proposed lot. He

reviewed the variance criteria according to Section XI-3 of the Urbana Zoning Ordinance that pertained to this case. He read the options of the Zoning Board of Appeals and presented staff's recommendation, which was as follows:

Based on the findings outlined in the written staff report,, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommended that the Urbana Zoning Board of Appeals forward Major Variance Case No. ZBA 05-MAJ-5 to the Urbana City Council with a recommendation of approval with the following conditions:

- 1. The development on the site must generally conform to the site plan submitted with the application.*

Mr. Corten inquired if the Fire Department was satisfied with the amount of space there would be for them to get in and put out a fire if needed. Mr. Lindahl responded by saying that the fire department access would be from Nevada. In addition, there was a parking lot immediately behind the proposed lot where the fire department could park the engine and run their hoses up to the building. The Building Safety Division had previously reviewed the plans and stated that the fire separation between the two buildings meets the code.

Dave Barr, petitioner, and Russ Dankert, architect for the project, approached the Zoning Board of Appeals to comment and answer any questions that the Board members may have. Mr. Barr stated that they purchased the building at 903 West Nevada from the University of Illinois. They planned to construct an attractive apartment building similar to the one at 611 West Green Street, which they recently finished.

He noted that they planned to install sprinklers from top to bottom in any structure that they build in the future. This plan comes from a fire that they recently had in a different apartment building that they own.

Mr. Barr went on to describe his plans for the proposed new apartment building. He mentioned that although they have spent a lot of money to maintain the existing building, the caliber of tenants have gone the wrong way. He believed that a new apartment building would attract a better clientele. The proposed building would be safer and much more attractive than the existing building. The proposed building would blend into the neighborhood.

Their commercial tenants in the building next door are in favor of the proposed apartment building. They believe it will increase their businesses.

Mr. Corten inquired as to how much the proposed apartment units would rent for. Mr. Barr replied by saying that they would rent for about \$1,000 a month.

Mr. Corten commented that it appeared to support about two people per apartment. Mr. Barr said yes. They hoped to attract either two people per apartment or professionals who plan to use the second bedroom as a den.

Mr. Myers asked if allowing the encroachment for parking would change in any way how headlights affect the neighboring property. Mr. Dankert answered by saying no. He showed a picture of an opaque fence that would set upon the existing retaining wall. The opaque face of the fence would kill any light. They also planned to plant some landscaping.

Ms. Merritt pointed out that the existing rooming house was currently on an incline. She questioned whether the petitioner planned to cut into the incline. Mr. Dankert said yes. The reason is because when you come off the street there was a maximum rise that they could have for handicap accessibility. They planned to drop the first floor, which would bring the second floor closer down to street level.

Chair Merritt commented that although the Zoning Board of Appeals was not allowed to discuss what a proposed building would look like, it was still very important to all of them. Mr. Dankert said that they felt the application for using the side-yard for parking only was a reasonable one. Of course, they would not intend to move the building out there at all. It was just a variegated B-3U Zoning District that you cannot park at. They wanted to keep the setback on the west, so they would not upset the University of Illinois.

Mr. Corten moved that the Zoning Board of Appeals forward the case to the Urbana City Council with a recommendation for approval along with the condition recommended by staff. Mr. Welch seconded the motion. The roll call for the vote on the motion was as follows:

Mr. Corten	-	Yes	Ms. Merritt	-	Yes
Mr. Welch	-	Yes	Mr. Armstrong	-	Yes

The motion was passed by unanimous vote. Ms. Tyler noted that the case would go before the City Council on November 7, 2005.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Ms. Tyler reported on the following:

- **big.small.all.champaign county** has set a schedule for the community dialogue meetings. She noted that the website is www.bigsmallall.cc.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:38 p.m. by unanimous vote.

Respectfully submitted,

**Robert Myers, Secretary of the
Urbana Zoning Board of Appeals**

Future Land Use

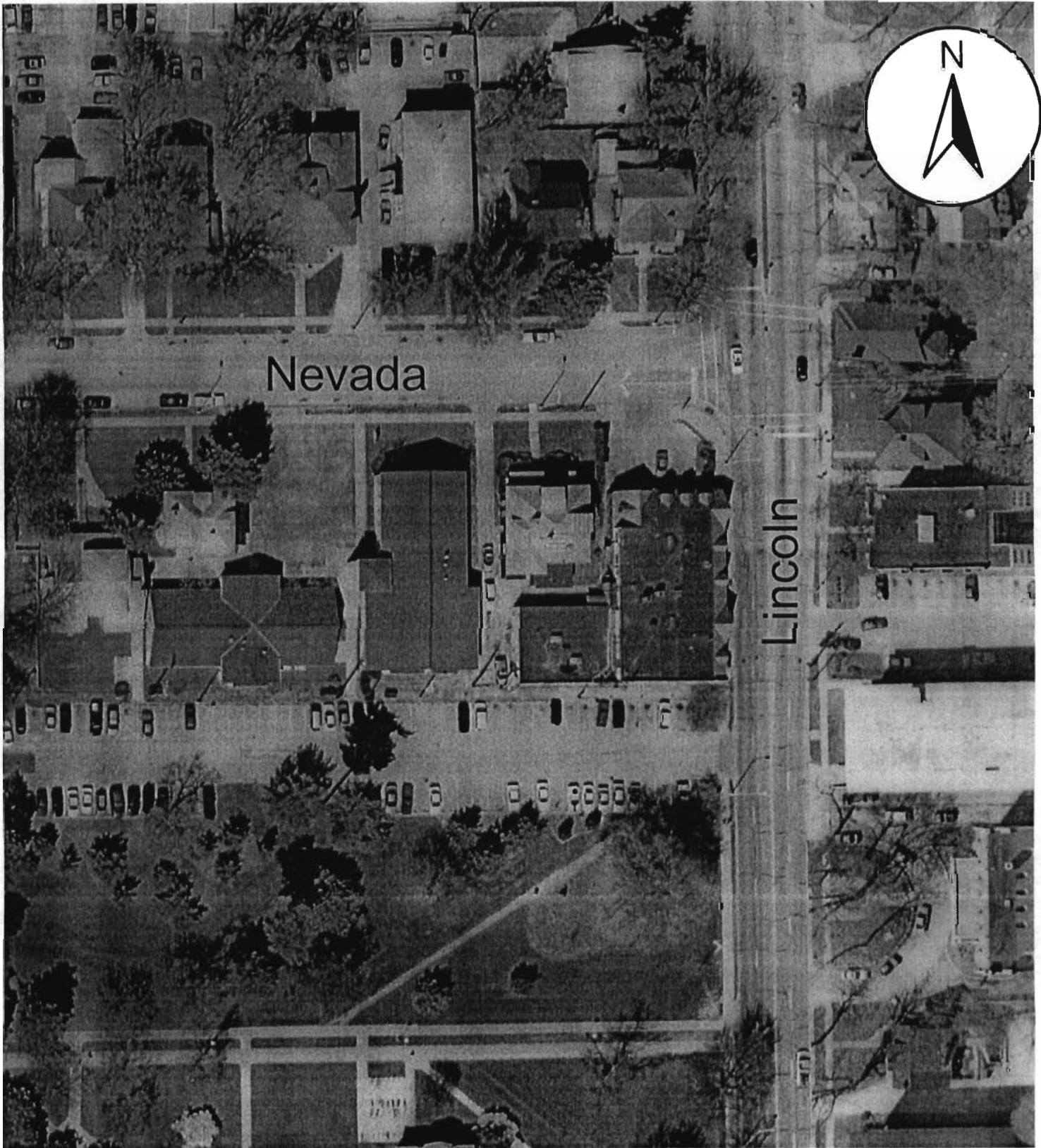
EXHIBIT "D"

Source: *Comprehensive Plan Future Land Use Map # 9, p.80 – Detailed Section*



ZBA: 05-MAJ-05
Petitioner: Mid-Illinois Realty Group IV & DAVAV, LLC
Location: 903 W. Nevada
Zoning: B-3U – General Business - University
Description: 100% encroachment of parking into 5 foot required side yard on east property line

Prepared 10/14/05 by Community Development Services - pal



ZBA Case: 05- MAJ-05
Petitioner: Mid-Illinois Realty Group IV & DAVAN, LLC
Location: 903 W. Nevada
Zoning: B-3U - General Business - University
Description:
100% encroachment of parking into 5 ft required side yard

Prepared 10/13/05 by Community Development Services - pal

Exhibit "F" Site Photos



#1 - South at 903 W. Nevada to be torn down



#2 - South west at Café Paradiso parking and retaining wall



#3 - South down east property line at walk way



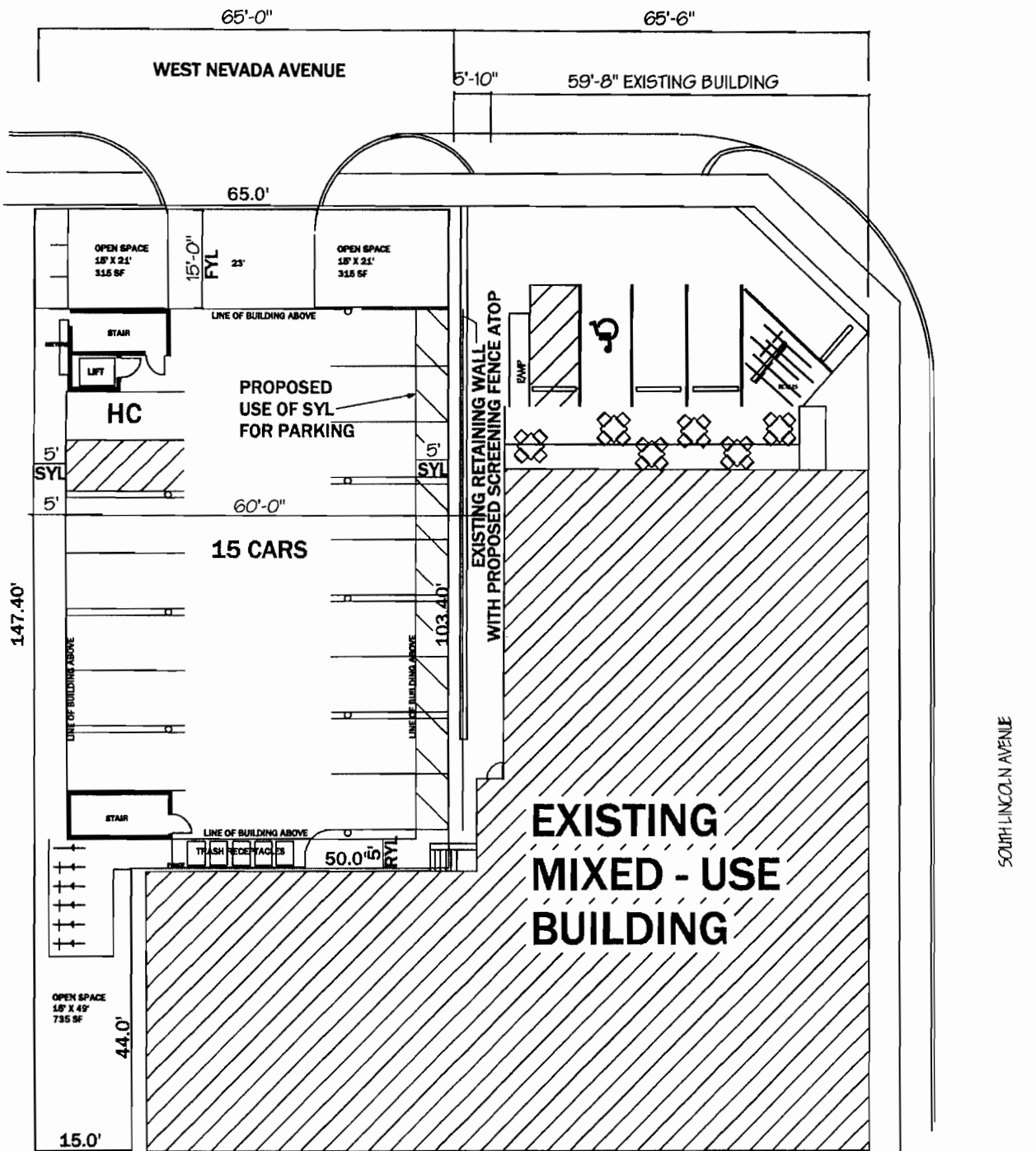
#4 - North along walk way and east property line



#5 - North east at Café Paradiso



#6 - South down west property line, dance studio at right

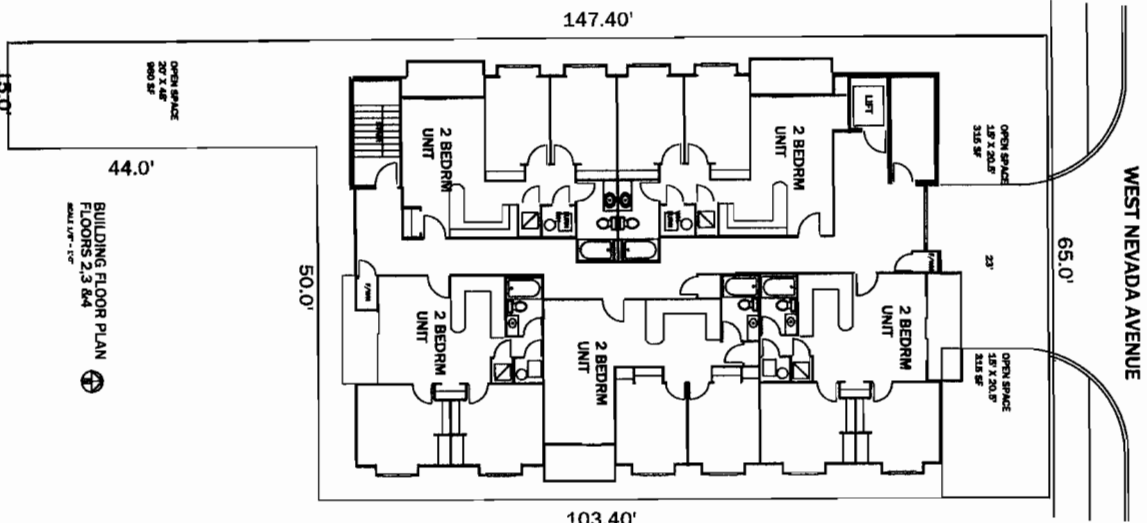


PROPOSED SITE PLAN

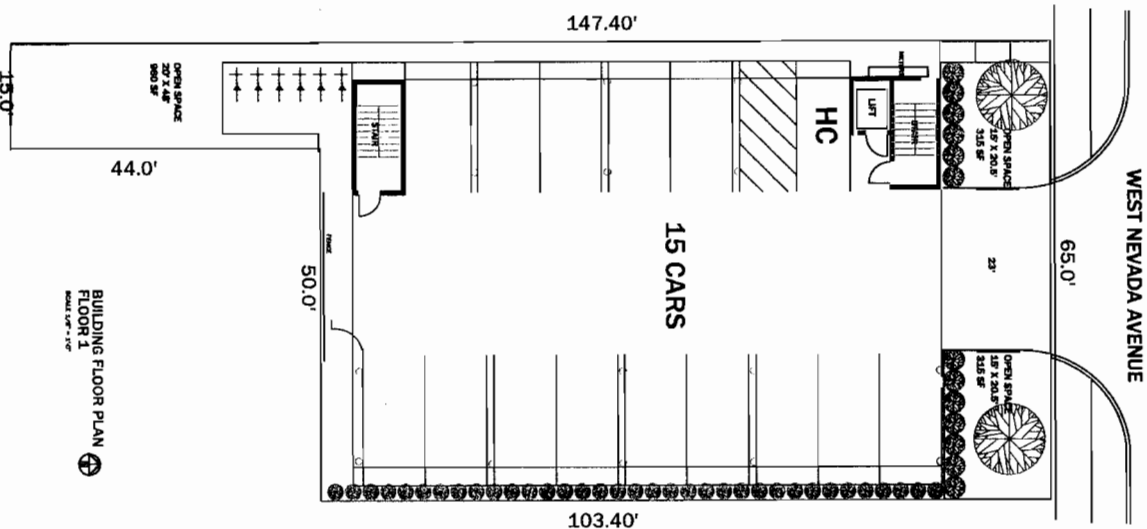
SCALE 0 5 10 20



<p>NEW 12 UNIT APARTMENT BUILDING 903 WEST NEVADA URBANA, IL 61801</p>	SIGNATURE	<table border="1"> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISIONS										<p>RUSSELL A. DANKERT & ASSOCIATES ARCHITECTS/PLANNERS A.I.A. 303 WEST SPRINGFIELD AVE. CHAMPAIGN, ILLINOIS 61820 PHONE: (217) 352-4544 FAX: (217) 352-3734</p>
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BUILDING FLOOR PLAN
FLOORS 2, 3 & 4
SCALE: 1/8" = 1'-0"



BUILDING FLOOR PLAN
FLOOR 1
SCALE: 1/8" = 1'-0"

ASSUMED ZONING CLASSIFICATION: B3U
 MAX. HEIGHT: FAR-4.0; OSR: 0.10;
 P.L.: 15'; S.O.L.S.: R.Y.L.: 10'
 SITE AREA = 7,341 SF
 MAX. BLDG AREA = 4 X 7,341 SF = 29,364 SF
 MAX. BUILDABLE AREA: 4,587 SF/FLOOR
 HEIGHT UNLIMITED.
 29,364/4,587 = 6.4 FLS MAX ABOVE PARKING
 PARKING AS LIMITATION: 15 - 2 BR UNITS
 IF BEDROOMS ARE UNDER 11.9 SF EA:
 0.5 SPACES PER BR X 30 BR = 15 SPACES
 OPEN SPACE: 0.10 X FLOOR AREA
 0.10 X 4,587 X 3 = 1,376 SF
 ACTUAL OPEN SPACE: 1,580 SF

SHEET	NEW 12 UNIT APARTMENT BUILDING 903 WEST NEVADA URBANA, IL 61801		DRAWN	REVISIONS		RUSSELL A. DANKERT & ASSOCIATES ARCHITECTS/PLANNERS A.I.A. 303 WEST SPRINGFIELD AVE. CHAMPAIGN, ILLINOIS 61820 PHONE: (217) 352-4544 FAX: (217) 352-3734
	SIGNATURE	DATE	CHECK	DATE	0809	
	DATE	EXPIRATION DATE	DATE	0809	JOB NO.	
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