



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Development Review Board

**FROM:** Rebecca Bird, Historic Preservation Planner

**DATE:** December 4, 2008

**SUBJECT:** DRB-2008-02: A request by Andrew Fell to review the site plan and design of 605 W. Green Street in the MOR, Mixed Office Residential Zoning District.

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**Introduction**

Andrew Fell, on behalf of Illinois Properties Series, LLC, has requested the Mixed-Office Residential Development Review Board (MOR DRB) review the site plan and design of a proposed addition to an existing structure at 605 W. Green Street. The property is located in the MOR zoning district.

The proposed addition will be added to the rear of the existing structure, converting the existing single-family house to a duplex. The Urbana Zoning Ordinance permits duplexes in the MOR District by right. The existing house is 1,780 square feet and has seven bedrooms; the proposed duplex would be 4,490 square feet and would have eight bedrooms. The addition would be just over four feet taller than the existing house. Additionally, the proposal would include re-siding and re-roofing the existing house to match the new addition. The existing parking area consists of four parking spaces and is located behind the existing structure. The parking area would not change with the proposal, other than to pave what is currently a gravel lot and to provide a screening fence.

The existing house was built circa 1902 in the Queen Anne architectural style, although synthetic siding has obscured much of the original detail work. The house has a cross-gabled roof, with what appears to be decorative brackets accentuating the overhang on the front-facing gable as well as on the roof over the front porch. There are two bay windows on the second-story front façade and one on the first-story east façade. The windows are double-hung and appear to be original. Characteristic of the Queen Anne style, there are different types of windows, some with nine-over-one true divided lites and others with six-over-one. There is a two-thirds-width front porch, although the columns and railing do not look original.

## **Background**

In 2004, the City of Urbana revised the requirements of the MOR District. This included provisions to encourage adaptive re-use of existing structures, reconstitution of the DRB, and the creation of design guidelines for the district. As stated in Section IV-2, the intent of the MOR District is “to encourage a mixture of residential, office and small-scale business land uses that are limited in scale and intensity and designed and constructed to be compatible with existing structures in the district.” The MOR DRB was created “for the purpose of reviewing and approving or disapproving all site plans for new structures and land uses in the MOR District that do not incorporate adaptive re-use of an existing structure.” Although this proposal does incorporate the adaptive re-use of an existing structure, the Zoning Administrator has determined that the addition will result in a substantial change to the appearance of the existing building and has requested MOR DRB review of the proposal (per Section V-8.B).

Section XI-12.H.1 of the Urbana Zoning Ordinance requires that a proposed development is reviewed by the DRB within 45 working days of the application submittal. This does not preclude the DRB from continuing the case if additional time is needed to review the proposal. After completing all plan review procedures found in Section XI-12, the Development Review Board shall vote to approve the application. The DRB may impose conditions deemed appropriate to ensure compliance with the Ordinance, the intent and purpose of the MOR District, and to ensure that any development is compatible with the land uses surrounding the site.

Per the Urbana Zoning Ordinance, the Development Review Board has the following objectives when reviewing site plan proposals in the MOR District:

- a. Encourage compatibility by minimizing impacts between proposed land uses and the surrounding area; and
- b. Encourage the design of new construction to be compatible with the neighborhood’s visual and aesthetic character through the use of design guidelines; and
- c. Determine if proposed development plans meet the intent of the district as stated in Section IV-2.H.

## **Discussion**

### **Zoning Analysis**

Site plans must demonstrate conformance with the land use and development standards of the Urbana Zoning Ordinance. The subject property is in the MOR zoning district. The proposed use is *Residential, Duplex*, which is permitted by right. The following chart contains a zoning analysis of the proposal:

	<b>Required/Allowed</b>	<b>Proposed</b>
Lot Size	Minimum 6,000 sq ft	8,170.5 sq ft
Lot Width	Minimum 60 ft	60.54 ft
Floor Area Ratio	Maximum 0.70	0.55
Open Space Ratio	Minimum 0.30	0.43
Building Height	Maximum 35ft, but side and rear yards must be increased by 3 ft if over 25 ft	27.5 ft, so side and rear yards must be increased by 3 ft
Front Yard Setback	Existing	Existing
Side Yard Setback	In MOR, minimum 17 ft total (min.7 ft per side). Plus 3 ft per side (height). Because the height of the proposed addition is over 25 ft, the required side yards are increased by three feet. The sum of the two required side yards, therefore, must be a minimum of 23 ft, with each side yard being a minimum of 10 ft.	The east side yard for the proposed addition is 11.2 ft. The west side yard for the proposed addition is 13.5 ft. The sum of the two required yards would, therefore, be 24.7 ft.
Rear Yard Setback	Minimum 10 ft	16.6 ft
Surrounding Zoning		MOR to north, south, east, west
Parking	Minimum 2 per dwelling unit, or 4 parking spaces in total	4 parking spaces (existing)

The subject property has four parking spaces to the rear of the existing house. The parking area is existing and the proposal will not change the layout of the parking area. The proposal does include paving the parking area which is currently gravel. The applicant will work with the City Engineer regarding the paving, to ensure the paving does not cause any drainage issues and is an approved dust-resistant paving material. The proposal also includes the installation of an eight-foot privacy fence to screen the parking area from the adjacent property to the west.

### **Surrounding Land Uses**

To the east of the property is a multi-family building with eight or more dwelling units. The parking lot for the multi-family building is located immediately south of the subject property. To the west of the property is a single-family residence. To the north of the property across Green Street is a church building. (See Exhibit G for photographs.)

The site plans conform with the land use and development standards of the Urbana Zoning Ordinance.

### **Site Plan Review Criteria**

In addition, site plans (including elevations and floor plans) shall be reviewed by the Development Review Board according to the criteria found in Section XI-12.I and listed below:

### *1. Compatibility with Surrounding Neighborhood*

Proposals shall demonstrate consistency with the intent of the MOR, Mixed-Office Residential Zoning District as stated in Section IV-2-H:

*The MOR, Mixed-Office Residential District is intended to encourage a mixture of residential, office and small-scale business land uses that are limited in scale and intensity and designed and constructed to be compatible with existing structures in the district. The district is intended to encourage the adaptive re-use of existing older structures through incentives that will extend the useful life of such structures. New construction shall be designed and constructed in a manner that is consistent with the character of the district. The land uses permitted and the development regulations required in the MOR District are intended to protect nearby residential uses by limiting the scale and intensity of the uses and buildings that may locate in this district. The MOR District is appropriate for mixed uses on small sites which need a careful evaluation of use-to-use compatibility so that the stability and value of surrounding properties are best protected. (Ord. No. 2003-11-120, 11-25-03).*

In reviewing proposals the Development Review Board shall consider the effects of the proposed structure and use on adjacent properties and the surrounding neighborhood. The Board shall consider building location, orientation, setbacks, scale, bulk, massing, and architectural design.

#### *Analysis*

*One intent of the MOR district is to encourage the re-use of existing structures. This project re-uses the existing structure. The proposal is for a duplex, which would be compatible with the surrounding uses. As the proposal re-uses the existing structure, the building location and orientation would not change. The proposed addition would meet the required setbacks for side and rear yards. The scale, bulk, and massing would change somewhat with the proposed addition, but as the façade zone would change minimally, the public perception of the scale, bulk, and massing would change very little. The height would be generally consistent with adjoining properties, as the multi-family building and the church are taller and the single-family house is slightly shorter. The parking area is existing and other than improving the surface and screening, it would remain as is.*

### *2. Parking and Access*

Proposals shall demonstrate that required parking areas are provided in accordance with Article VIII of the Urbana Zoning Ordinance and that parking areas and access drives are designed to move traffic conveniently and safely in a manner that minimizes traffic conflicts, noise and visual impacts, while minimizing the area of asphalt or concrete. Proposals shall demonstrate the safe and convenient movement of handicapped persons and that the location and design of handicapped parking is in conformance with the requirements of the State of Illinois. Parking areas shall be screened from adjacent residential uses.

#### *Analysis*

*The existing parking area is located behind the building and would remain as is. The petitioner proposes paving the parking area, currently gravel, with new asphalt paving, which would be an improvement. The proposal additionally calls for the installation of a new eight-foot privacy fence to better screen the parking area from the adjacent property. The petitioner has stated that*

*the fence would be a PVC fence, similar to the fence at Coler Crossing, 701 W. Green Street, in the MOR zoning district. The proposal also includes the additional improvement of widening the existing seven-foot driveway, which is shared with the property to the east. The improved driveway would be 11.5 feet wide.*

### *3. Screening and Landscaping*

Proposals shall demonstrate the preservation of existing natural features where practical. The Development Review Board shall consider the effects that the proposal may have on the vegetative characteristics of the area and may require landscaping measures to mitigate any potential loss of character. Proposals shall also demonstrate compliance with all landscape and screening requirements identified in the Urbana Zoning Ordinance. The Development Review Board shall consider landscape and screening plans and their ability to effectively screen adjacent properties from possible negative influences that may be created by the proposed use. Retention of street trees along the Green and Elm Street corridors shall be encouraged.

#### *Analysis*

*The subject property does not have significant vegetation. There is a small tree in the public right-of-way along Green, which would remain. There are several bushes in front of the existing house to the right of the front door. These do not appear in the site plans for the proposed addition, but a tree would be added in the front yard. There are also several bushes added in the proposal in front of the front porch. The proposal would change the vegetative characteristics of the area very little. The privacy fence would improve the screening of the parking area from the property to the west.*

### *4. Site Details*

Proposals shall address the provisions for site details including exterior trash dumpsters, storage areas, loading areas, exterior lighting and signs. The Development Review Board shall determine if the site details will negatively impact adjacent properties and the character of the neighborhood.

#### *Analysis*

*The proposal includes a trash can enclosure to the rear of the new addition. As the proposal is a duplex, there would not be any exterior storage areas, loading areas, exterior lighting or signs. The air conditioning units would be located on the east side of the new addition, and screened from Green Street by a fence.*

The Urbana Zoning Ordinance includes mandatory design criteria as specified in Section XI-12.J. These requirements state that the front entrance must face the street, building walls facing the street must contain window openings, and that parking areas shall be located behind the principal structure. Finally, the Urbana Zoning Ordinance prohibits parking underneath any principal structure within the MOR.

#### *Analysis*

*The front entrance would continue to face Green Street. The building walls facing Green Street would contain window openings. The parking area would be located behind and not underneath the principal structure.*

## MOR Design Guidelines Review and Findings

In addition to the requirements in the Zoning Ordinance, the MOR zoning district includes a number of design guidelines to be reviewed by the Development Review Board. The primary sections of the guidelines are listed below along with a staff analysis of compliance.

### **Façade Zone:**

#### Strongly Encouraged

- New building additions that complement the architectural style of the main structure.

#### Strongly Discouraged

- The location of mechanical equipment (such as air compressors, mechanical pumps, water softeners, utility meters and the like) in the façade zone.

#### *Analysis*

*This house is on an interior lot. The façade zone is the north elevation. Most of the changes would not affect the façade zone as the proposal is an addition at the rear (south elevation) of the existing house. Part of the addition (approximately 6.5 feet) would be visible on the east side of the façade zone, and would carry the same siding materials as the rest of the front façade. The front façade of the existing house has two bay windows on the second floor. The proposal would extend the bay window on the right to include a bay window on the first floor. The existing chimney would be extended to be visible from the front façade. It would be brick, which complements the foundation. The existing one-story porch would be modified to create a one-story porch with a balcony above. Porches are strongly encouraged in the design guidelines. The existing third-story window would be replaced by a circular window. The proposal places two screened A/C units to the far left of the façade zone. These units would be located on the east side out of consideration for the single-family residence to the west. The petitioner has indicated a fence would be used as screening. City staff recommends that the MOR DRB include a condition stipulating that the decorative brackets supporting the gable on the second floor of the front façade remain as that architectural detail would help the new addition “blend in” with the surrounding properties and would add to the integrity of the existing structure.*

### **Building Orientation & Patterns:**

#### Strongly Encouraged

- Building placement and general orientation on a site that is compatible with other structures on the block.

#### Encouraged

- New construction projects, including additions, that incorporate common patterns and architectural characteristics found throughout in the district. (e.g. porches, roof type, openings, etc.)
- Use of architectural detailing and landscaping to help new construction “blend in” with the block.

#### *Analysis*

*The 600 block of W. Green St. has a more diverse pattern than many blocks in the MOR zoning district due to the church properties on the north side of the block. The church*

*building to the north spans three of four parcels, with the Ricker House, a single-family house that has been designated a local historic landmark, occupying the fourth parcel. On the south side of the block, four of the five parcels share a similar setback, with only the single-family house at 609 W. Green having a deeper setback. The proposed addition would not affect the building orientation as the existing house would remain. The apartment to the east is larger in scale than the proposed addition. This would allow the proposed addition to act as a transition between the larger apartment building to the east and the single-family house to the west. The building would remain aligned to the street with a front porch. The building would generally be placed in the middle of the lot. The existing pattern of openings on the front façade would remain. The existing parking area is located behind the house and would remain. The only change to the parking is that the plans call for paving the parking area, which is currently gravel. City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Building Orientation and Patterns.*

### **Massing and Scale:**

#### **Strongly Encouraged**

- The "height to width ratio" of a structure is compatible with that of other structures on the block face. For example, if existing structures on a block face have a height to width ratios of 2:1, then a height to width ratio of 1:3 for new construction may not be appropriate.

#### **Encouraged**

- The use of various decorative details and exterior materials to add interest, scale, and dimension to a building.
- Height and rooflines on new construction that are compatible with other buildings found on the block face.
- A combination of rooflines with varying roof heights and pitches used to break up the mass of a structure.
- Roof pitch and shape on new construction compatible with other forms found in the district.

#### *Analysis*

*The massing (height to width ratio) of the house would change minimally with the new addition, as very little of it would be visible from a public right-of-way. The scale would change somewhat as the addition would be partially visible from a public right-of-way. Although the scale of the building would increase, due to the apartment building and the church, the scale would not be inconsistent with its surroundings. The proposed addition would use forward and back projections to break up the mass of the addition from the east, west, and south facades. The proposed front façade would include a one-story bay window on the second floor and a two-story bay window. A third bay window (on the east façade) would be visible from the front. The proposal calls for brick columns for the front porch, which would complement the brick foundation. Shake shingles would be used in the gable end on the front façade, and would be carried through to the gable ends on the east, south, and west facades. The petitioner has indicated that these would not be wood shakes, but would be a composite. The height of the proposed addition is just over four feet higher than that of the existing house. Due to the taller heights of the apartment building and the church and the shorter height of the house, the height of the proposed addition would be generally compatible with other buildings found on the block face. The proposed addition would use a combination of roof lines with varying roof heights to break up its mass. The large eyebrow window on the east façade would help break up the mass*

*of the east façade. The proposed addition would use gable roofs, a common roof form in the district. City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Massing and Scale.*

### **Openings:**

#### Strongly Encouraged

- An adequate amount of openings on a facade.
- Large wall expanses on a facade that are interrupted by windows.
- Openings that reflect the building's architectural style.

#### Encouraged

- Openings that are in proportion to others on the facade and are similar in size and scale.
- A consistent rhythm of openings on the facade.
- True divided-lite windows.

#### *Analysis*

*The proposed openings on the front façade would follow the rhythm and pattern of the existing openings. The height-to-width ratios for the windows would be compatible with those found throughout the district. The plans call for all of the existing windows to be replaced. The new windows would have simulated divided lites. All of the facades on the proposed addition would have an adequate amount of openings. City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Openings.*

### **Outdoor Living Space:**

#### Strongly Encouraged

- Front porches and balconies with rooflines that are compatible with the main roof of the structure.
- Outdoor living spaces that use a variety of styles and materials in order to complement the overall composition of the building.

#### Encouraged

- Buildings on corner lots with porches and/or stoops located on both facades
- Porches on new residential construction. Flat porch roofs that serve as covered balconies for the second floor.
- Balconies on multi-family residences located above the first floor only.

#### Discouraged

- Terrace-like patios located in the façade zone (for residential uses)

#### Strongly Discouraged

- Balconies directly abutting single-family residences

#### *Analysis*

*The existing house has a ½-width front porch. The proposal would modify the existing porch to include a second-story balcony over the front porch. The roofline of the front porch would be compatible with the main roof of the structure. There would be an additional porch on the west façade. The roofline of this porch would be compatible with the roofline of the main structure. The porch and balcony on the front façade and the porch on the west façade have been designed with consideration to their overall compatibility with the design of the building and their*



*“usability.” City staff recommends that the MOR DRB find that the proposal meets the design guidelines for the Outdoor Living Space.*

**Materials:**

**Strongly Encouraged**

- Long-lasting and durable exterior materials such as brick and wood clapboard.
- Exterior treatment or siding that protects the integrity of the structure and provides an enhanced visual aesthetic to the block.
- Recognition of the diversity of materials used throughout the district and the importance of material quality.

**Encouraged**

- Roof materials that are compatible with those found within the district. In the case of new additions, roof materials that complement those found on the main structure.

*Analysis*

*The existing structure is covered with vinyl siding, most likely covering a mix of horizontal wood clapboards and wood shingles. The petitioner is proposing cement fiberboard (Hardiplank, or similar), but has said that vinyl may be considered. Cement fiberboard siding is a substitute siding that attempts to replicate the texture and profile of wood clapboards or wood shingles. It is paintable and rot resistant and durable. Many historic districts around the country approve the use of cement fiberboard in historic districts as it is a closer match to wood than other products and is durable. The proposal also calls for shingles, which is compatible with the architectural style of the existing house. The petitioner has stated that these would not be wood shingles, but made from a composite or vinyl. The foundation for the proposed addition would be brick, as is the foundation on the existing house. The proposed columns for the front porch would be brick. The existing roof is covered with asphalt shingles. The plans call for asphalt shingles for the addition and replacing the asphalt shingles on the existing house with matching shingles. City staff recommends that the MOR DRB include a condition that stipulates that the material for the siding be cement fiberboard or wood due to its enhanced visual aesthetic and durability.*

**Parking Areas:**

**Strongly Encouraged**

- Utilization of existing alleyways for the purpose of access to parking areas
- Fencing and other screening elements that are architecturally compatible with the principal building in terms of material quality and detail.

**Encouraged**

- Screening to reduce visual impact from adjacent properties
- Use of hedges, wood fences or masonry walls used to screen parking areas from adjacent properties

*Analysis*

*The parking lot and driveway are existing. The proposal includes a new eight-foot privacy fence to screen the parking area from the single-family residence to the west. The petitioner has indicated that the fence will be PVC-clad. The proposal would not change the parking area, but would include paving the area that is now gravel. The existing driveway is a shared driveway*

*with the apartment building to the east. The driveway would be widened, from seven feet to 11.5 feet. This would be an improvement over the existing driveway. The south side of the parking area would not need to be screened. The parking area would be located behind the structure, as is compatible with the pattern of the neighborhood. City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Parking Areas.*

### **Landscaping:**

Strongly Encouraged

- Retention of mature trees on private property and within the parkways and other City right-of-way areas. (Green and Elm Street corridors are particularly important)

Encouraged

- New tree plantings on private and public property to replenish the urban canopy.
- Protect mature trees from root damage during construction, both on the subject property and on any adjacent properties.
- Use of evergreens, dense deciduous shrubs, masonry walls and berms for screening.
- Design landscaping to ensure safe pedestrian and automobile traffic circulation on and off private property.

*Analysis*

*There is an existing tree in the right-of-way in front of the subject property. This would remain. The proposal calls for planting a new tree in the front yard, as well as having foundation plantings in front of the porch. There are no mature trees on the property. City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Landscaping.*

### **Commercial Site Design:**

*The proposed building is not a commercial structure, this section therefore does not apply.*

### **Options**

In DRB-2008-02, the Development Review Board has the following options:

- a. Approve the application;
- b. Approve the application along with conditions related to meeting the standards and design guidelines of the MOR, Mixed Office Residential Zoning District;
- c. Continue the case to the next meeting to request additional information from the applicant or further consider the application; or
- d. Deny the application. If the Board elects to do so, the Board should articulate findings supporting the denial. In the event the Board denies the application, the case shall be appealed to the Urbana Zoning Board of Appeals for final approval or disapproval of the application as proposed, per Section XI-12.H.2.

## Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Development Review Board **APPROVE** Case DRB-2008-02 with the following conditions:

1. Cement fiberboard (Hardiplank or similar) be used where the plans show horizontal board siding and shingles.
2. The decorative roof brackets supporting the gable on the (second floor of the) front façade remain.

Attachments:	Exhibit A:	Location Map
	Exhibit B:	Zoning Map
	Exhibit C:	Future Land Use Map
	Exhibit D:	Application
	Exhibit E:	Site Plan and Building Design
	Exhibit F:	Area Photos

cc:	Andrew Fell	Steve Ross
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	Champaign, IL 61820	Urbana, IL 61801

Brian Adams, badams4@uiuc.edu

# EXHIBIT A: Location & Aerial Map



**Plan Case:** DRB-2008-02  
**Petitioner:** Andrew Fell  
**Location:** 605 W. Green St.  
**Description:** Request to review plans for exterior changes to an existing residence








Subject Property

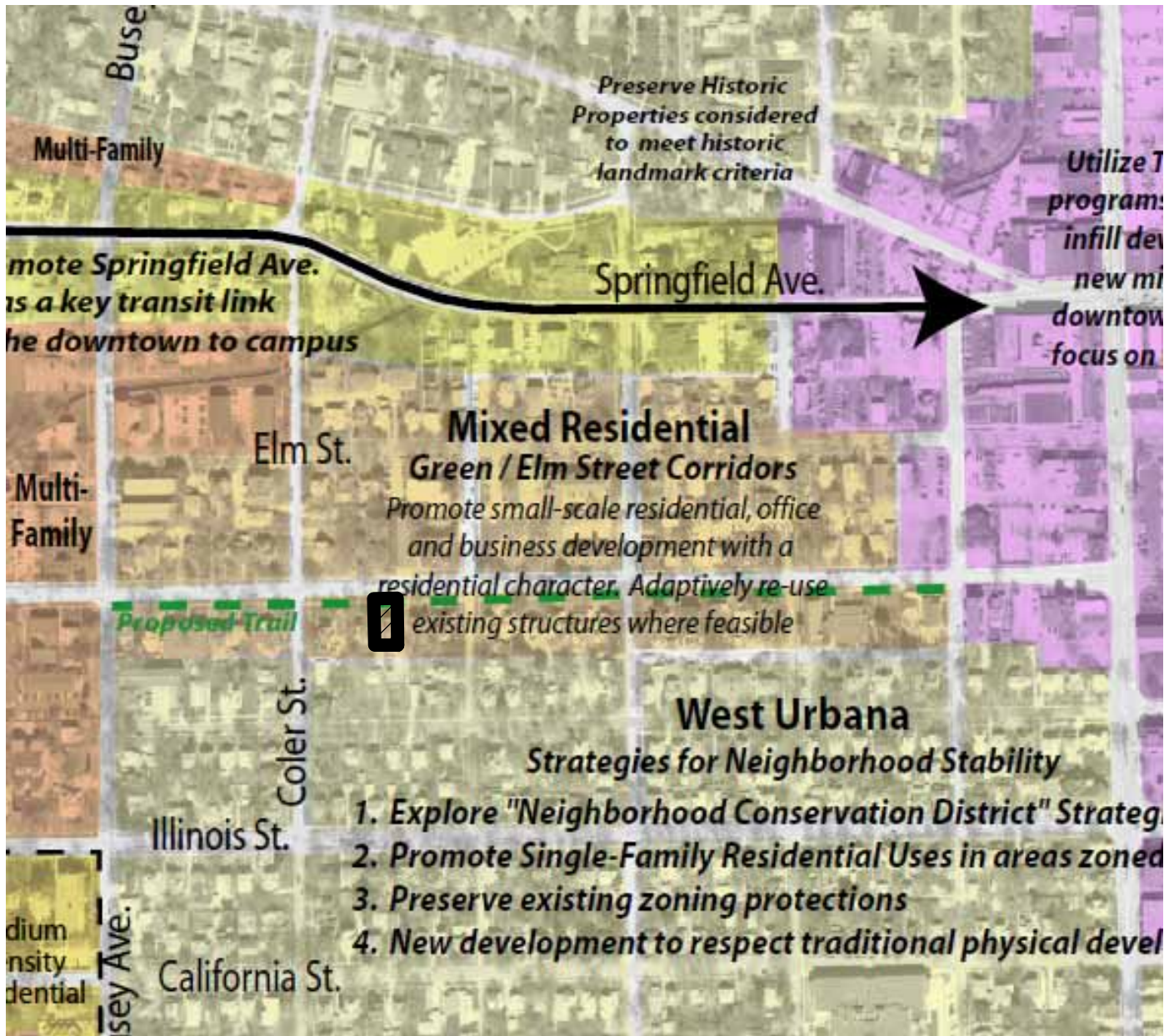
# EXHIBIT B: Existing Zoning Map



**Plan Case:** DRB-2008-02  
**Petitioner:** Andrew Fell  
**Location:** 605 W. Green St.  
**Description:** Request to review plans for exterior changes to an existing residence

-  MOR
-  R2
-  R3
-  R5
-  Subject Property

# EXHIBIT C: Future Land Use Map



**Plan Case:** DRB-2008-02  
**Petitioner:** Andrew Fell  
**Location:** 605 W. Green St.  
**Description:** Request to review plans for exterior changes to an existing residence



- Residential
- Med. Density Res.
- High Density Res.
- Central Business

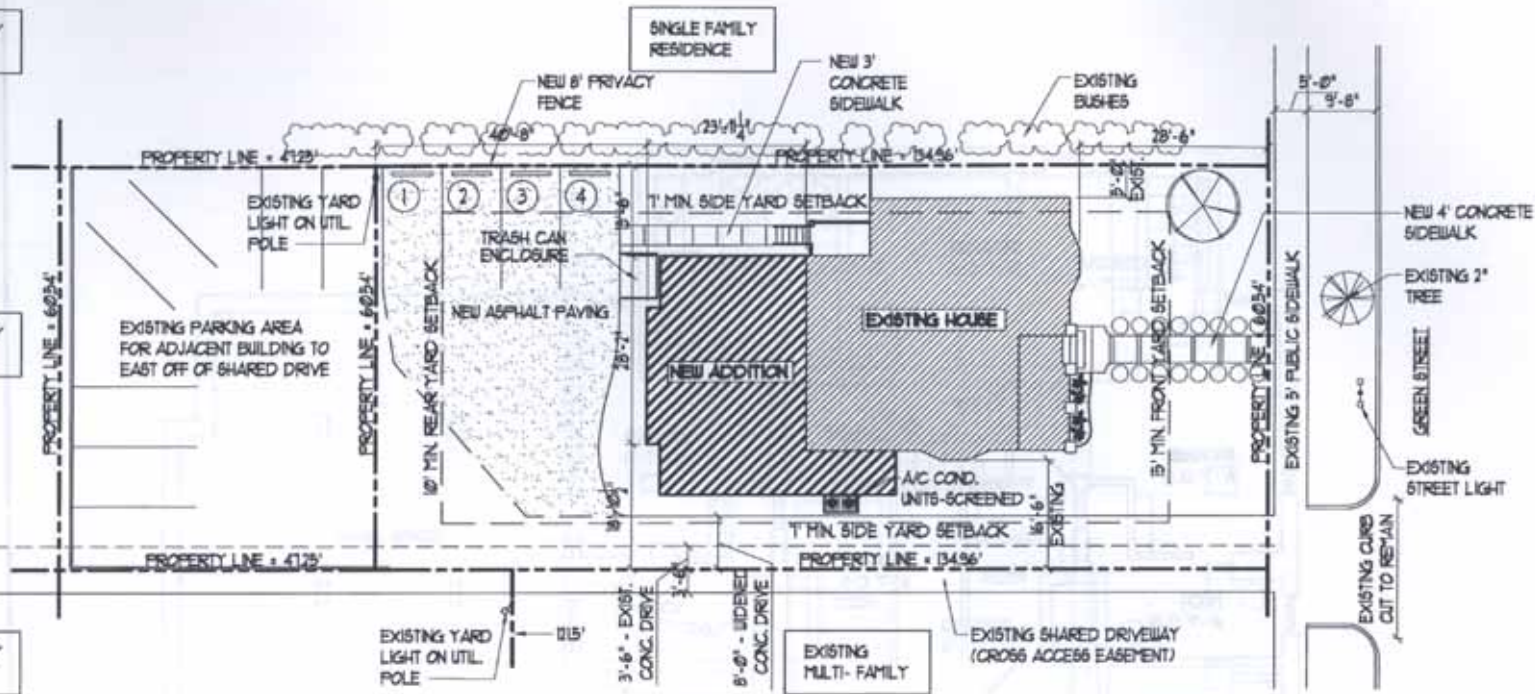


605 WEST GREEN STREET

SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE



**MOR DISTRICT ZONING REVIEW**

MINIMUM LOT SIZE = 6,000 SF.  
 ACTUAL LOT SIZE = 8,710 SF.  
 MINIMUM LOT WIDTH = 60'  
 ACTUAL LOT WIDTH = 60.54'  
 MAXIMUM BUILDING HEIGHT = 35'  
 ACTUAL BUILDING HEIGHT = 27.5'

**BUILDING AREA:**

	EXISTING	ADDITION	TOTAL
FIRST FLOOR	890 SF.	+ 1244 SF.	= 2134 SF.
SECOND FLOOR	890 SF.	+ 960 SF.	= 1850 SF.
THIRD FLOOR	--	+ 506 SF.	= 506 SF.
TOTAL	1,780 SF.	+ 2,710 SF.	= 4,490 SF.

MAXIMUM F.A.R. = .70  
 ACTUAL F.A.R. = 4,490 SF / 8,710 SF. = .55

MINIMUM O.S.R. = .30  
 OPEN SPACE  
 FRONT = 1,725 SF.  
 PATIO = 91 SF.  
 BALCONY = 119 SF.  
 TOTAL = 1,935 SF.  
 ACTUAL O.S.R. = 1,935 SF / 4,490 SF. = .43

**SETBACKS**  
 FRONT = 5' OR AVERAGE OF BLOCK, BUT NO GREATER THAN 25'.  
 ACTUAL = 28'-6"  
 REAR = 10'  
 ACTUAL = 40'-8"  
 SIDE = 7' MINIMUM, 11' TOTAL OF BOTH SIDES  
 ACTUAL - EXISTING = 5' WEST SIDE + 16'-6" EAST SIDE = 21'-6"  
 ACTUAL - NEW = 8'-6" WEST SIDE + 11'-2" EAST SIDE = 24'-8"

EXISTING USE = RENTAL HOUSE  
 PROPOSED USE = DUPLEX - EACH UNIT CONTAINING  
 4 BEDROOMS, 4 BATHS

REQUIRED PARKING = 4 SPACES (2 PER UNIT)  
 ACTUAL PARKING = 4 SPACES

PROPOSED SITE PLAN  
 SCALE: 1" = 20'-0"

SIGNATURE \_\_\_\_\_  
 APPROVED - CHAIRMAN - DEVELOPMENT REVIEW BOARD

**ANDREW FELL**  
 ARCHITECTURE AND DESIGN  
 302 WEST HILL, SUITE 201  
 CHAMPAIGN, ILLINOIS 61820  
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**DUPLEX**  
 ADDITION AND REMODEL  
 605 WEST GREEK STREET  
 URBANA, ILLINOIS 61801



DATE: 11/11/11  
DRAWN BY: J. GRIFFIN  
CHECKED BY: J. GRIFFIN  
PROJECT NO: 11-001

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PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

ANDREW FELL  
ARCHITECTURE AND DESIGN

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DUPLEX  
ADDITION AND REMODEL

605 W 1/2 GREEN ST/STREET  
URBANA, ILLINOIS 61801



PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

ANDREW FELL  
 ARCHITECTURE AND DESIGN

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DUPLEX  
 ADDITION AND REMODEL

605 WEST GALE STREET  
 URBANA, ILLINOIS 61801



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



**A N D R E W F E L L**  
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**DUPLEX**  
 ADDITION AND REMODEL  
 605 W. T. GREET STREET  
 URBANA, ILLINOIS 61801

**EXHIBIT F: Area Photos**

**1: 605 W. Green Street, front façade (north elevation)**



**2. 605 W. Green Street, north & west elevations**



**3. 605 W. Green Street, rear façade (south & east elevations)**



**4. 605 W. Green Street, parking area at rear**



**5. 601 W. Green Street, currently undergoing renovation**



**6. 603 W. Green Street**



**7. 609 W. Green Street**



**8. 611 W. Green Street**





**9. 612 W. Green Street, Ricker House, Historic Landmark**



**10. 802, 804, 808 W. Green Street**

