



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission
FROM: Kevin Garcia, Planner II
DATE: March 29, 2019
SUBJECT: **Plan Case Nos. 2373-PUD-19 and 2374-PUD-19:** A request by Chris Saunders of 1007 W University, LLC, for preliminary and final approvals of a mixed-use Planned Unit Development at 1007 and 1011 West University Avenue under Section XIII-3 of the Urbana Zoning Ordinance.

Introduction

Chris Saunders has submitted applications for preliminary and final approval of a mixed-use Planned Unit Development at 1007 and 1011 West University Avenue. The proposed development is located on two lots on the southeast corner of University Avenue and Harvey Street, directly across the street from the Campus Circle apartments. It is zoned B-3, General Business. The development would include first floor commercial space, and four stories of apartments above (76 units/124 bedrooms). The applicant seeks zoning flexibility to reduce the amount of parking required and reduce the required front and side yards, and in exchange has agreed to reconstruct the public alley to City standards on the south side of the lot.

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, these two applications could be considered sequentially by the Plan Commission and City Council. In this case, since the proposal is for a single building, and the application contains the details required for a Final PUD, concurrent review of the Preliminary and Final PUD applications is possible.

Based on an analysis of the PUD criteria, staff recommends that the Plan Commission recommend APPROVAL of the preliminary and final PUD applications to the City Council.

Background

Prior Special Use Permit

In 2018, Green Street Realty (which Mr. Saunders owns) received a Special Use Permit¹ to establish a mixed-use retail and multi-family residential building on the parcel at 1007 West University Avenue. At the time, the University of Illinois owned 1011 West University Avenue. Mr. Saunders has since purchased 1101 West University Avenue and would like to create a unified development across both lots.

¹ Ord. No. 2018-05-036 / Plan Case No. 2343-SU-18

Proposed Development

The proposed development is a five-story commercial and residential mixed-use building, with approximately 4,000 square feet of commercial space and 76 apartments (124 bedrooms). There will be ground-floor commercial space and amenity space for residents near the sidewalk along University Avenue. The building will screen the parking area from view from University Avenue (see Exhibit E). The two existing driveways on University Avenue will be closed, which should improve traffic flow and increase safety on University Avenue. Automobile access will come from a new driveway on Harvey Street² and from Mulberry Alley, which the applicant has agreed to reconstruct to City standards at their expense. The proposed development would be about 62 feet tall (five stories). It is directly across University Avenue from the Campus Circle apartments, which is also 62 feet tall and five stories.

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The site is on the southeast corner of University Avenue and Harvey Street. 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.

	Zoning	Existing Land Use	Future Land Use
Site	B-3, General Business	Restaurant (Niro’s Gyros) Parking Lot	Campus Mixed Use
North	B-3, General Business	Apartments (Campus Circle)	Community Business
South	B-3U, General Business - University	Apartments	Campus Mixed Use
East	B-3, General Business	Restaurant (Taco Bell)	Campus Mixed Use
West	B-3, General Business	Parking Lot	Institutional

Discussion

Comprehensive Plan

The property is shown in the 2005 Comprehensive Plan on Future Land Use Map #8. As illustrated in Exhibit C, the parcels are listed as “Campus Mixed Use,” which is accompanied by the following note:

“Urban designed mixed-use buildings which include business/office on the ground floor and residential on the upper floors; developments consisting of only multi-family is discouraged.”

The proposed project fits the description in the note, with commercial uses on the first floor and residential uses on the upper floors.

² The existing driveway on Harvey Street will be closed and a new driveway installed further south, which should improve traffic flow to and from the site.

The proposed planned unit development would help meet the following Comprehensive Plan Goals and Objectives:

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

Objectives

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

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

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.

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

Objectives

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

3.2 Promote new developments that are unique and capture a “sense of place.”

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

4.1 Encourage a variety of land uses to meet the needs of a diverse community.

4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.

4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

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 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

16.1 Encourage a mix of land use types to achieve a balanced growing community.

16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 18.0 Promote infill development.

Objectives

18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, **zoning incentives**, etc.

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

Goal 24.0 Enhance Urbana’s commercial areas.

Objectives

24.2 Encourage the beautification of entryway corridors and major transportation corridors in Urbana.

Goal 25.0 Create additional commercial areas to strengthen the city’s tax base and service base.

Goal 26.0 Improve the appearance of Urbana’s commercial and industrial areas.

Goal 28.0 Develop a diversified and broad, stable tax base.

Goal 34.0 Encourage development in areas where adequate infrastructure already exists.

Goal 42.0 Promote accessibility in residential, commercial and public locations for disabled residents.

Objectives

42.1 Ensure that new developments are sensitive to the mobility and access needs of the disabled.

42.3 Ensure that new developments include adequate access for the disabled through compliance with ADA requirements and adaptable units.

Goal 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.

Objectives

49.2 Increase land use densities to promote availability of transit service and walkability.

PUD Ordinance Goals

Every proposed Planned Unit Development must be reviewed for consistency with nine general goals outlined in Section XIII-3.C of the Zoning Ordinance.

The proposed development is generally consistent with goals 1, 2, 3, 4, 5, 6, and 7, as follows:

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

The area is identified as “Campus Mixed Use” in the Comprehensive Plan. The proposed PUD aligns directly with this goal, as it is a student-oriented mixed-use development.

The proposed PUD is generally consistent with this goal.

2. To promote infill development in a manner consistent with the surrounding area;
The proposed development is directly across University Avenue from the Campus Circle apartments. It will be the same height (62 feet) and number of stories (5) as Campus Circle. The area the development is in is both commercial and residential, with commercial uses along University Avenue and high-density apartments south of the site. While the block west of the site is currently a large parking lot, the University of Illinois' 2017 Campus Master Plan calls for the development of a five- or six-story "Medical Enterprise Center" on the site.
The proposed PUD is generally consistent with this goal.
3. To promote flexibility in subdivision and development design where necessary;
As stated above, the project meets many goals of the Comprehensive Plan. In addition, it is identified as "Campus Mixed Use" in the plan; however, given parking requirements, it would be nearly impossible to develop the site as a mixed-use development, because there is not enough land to accommodate the parking that a mixed-use building would require. Therefore, it is necessary to be flexible and to reduce the parking requirements for the proposed development. In addition, the proposal requests flexibility to reduce the required yards. Since the proposal meets so many of the Comprehensive Plans goals and provides a mixed-use, campus-oriented building, such flexibility is warranted.
The proposed PUD is generally consistent with this goal.
4. To provide public amenities not typically promoted by the Zoning Ordinance;
The applicant is willing to reconstruct the public alley from Harvey Street to the eastern property line of 1007 W. University Ave. (this is not typically a requirement of a developer). The alley will be reconstructed to City standards, with 8-inch thick concrete pavement.
The proposed PUD is generally consistent with this goal.
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
As stated above, the project is significantly responsive to many of the goals and objectives, and aligns with the "Campus Mixed Use" future land use designation of the Comprehensive Plan.
The proposed PUD is generally consistent with this goal.
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.
While sidewalks already exist along University Avenue and Harvey Street, closing the two existing driveways along University Avenue should make walking more pleasant and more safe along this stretch of sidewalk. In addition, placing the building close to the sidewalk, rather than across a parking lot, will improve access to the site.
The proposed PUD is generally consistent with this goal.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
The architectural style, building form, and the relationship of the building to its surroundings is consistent with the surrounding neighborhood.
The proposed PUD is generally consistent with this goal.
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;
This criterion pertains mainly to larger developments (e.g. residential subdivisions) and is not

applicable in this case.

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.

There are no cultural, environmentally sensitive, or historic resources on the site. This criterion is not applicable in this case.

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 development is a mixed-use PUD as it contains commercial space and multi-family dwelling units. To be considered for a PUD, a proposed development must have a gross site area of at least one-half acre and meet one of the four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development is on a lot that is of 0.61 acres and meets the lot size requirement. The proposed PUD meets three of the four criteria listed below as defined by the Urbana Zoning Ordinance.

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.

The proposed development is a campus-oriented mixed-use commercial and multifamily residential building.

Infill – Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.

The proposed development would redevelop one vacant lot and one underdeveloped lot along University Avenue in an area close to the University of Illinois campus.

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 previously-approved Special Use Permit only covered one lot, leaving the corner lot at Harvey Street and University Avenue vacant (since the developer had not yet acquired that lot). The approved site plan placed the building at the back of the site, with parking in front of the building close to University Avenue. The proposed development is a much more cohesive development that incorporates the corner lot, hides the parking behind and under the building, and responds very well to the goals and objectives of the Comprehensive Plan.

Permitted Uses

The proposed PUD is a mixed-use PUD as it contains residential and commercial uses. Per the Urbana Zoning Ordinance, the proposed multi-family dwelling units and commercial spaces are permitted uses in a mixed-use PUD.

Minimum Development Standards

Planned Unit Developments offer developers flexibility in applying zoning and development regulations. The applicant requests such flexibility in two areas of zoning regulations: reducing the number of required parking spaces and reducing minimum required yards. Each of these is discussed below.

	Required	Proposed	Complies	Notes
Lot Size (min.)	6,000 ft. ²	26,972 ft. ²	Yes	
Lot Width (min.)	60 ft.	133 ft.	Yes	
Building Height (max.)	None	62 ft.	Yes	
Floor-Area-Ratio (max.)	4.0	3.16	Yes	
Open Space Ratio (min.)	None	N/A	Yes	
Front Yard (min.) – University Ave.	15 ft.	5 ft.	No	Reduction requested
Front Yard (min.) – Harvey Street	15 ft.	5 ft.	No	Reduction requested
Side Yard (min.) – along alley	16.1 ft.	0.5 ft.	No	Reduction requested
Rear Yard (min.) – along east property line	21.1 ft.	12.75 ft.	No	Reduction requested
Car Parking	87 ²	33	No	Reduction requested
Bike Parking	40	40+	Yes	Majority covered, secure

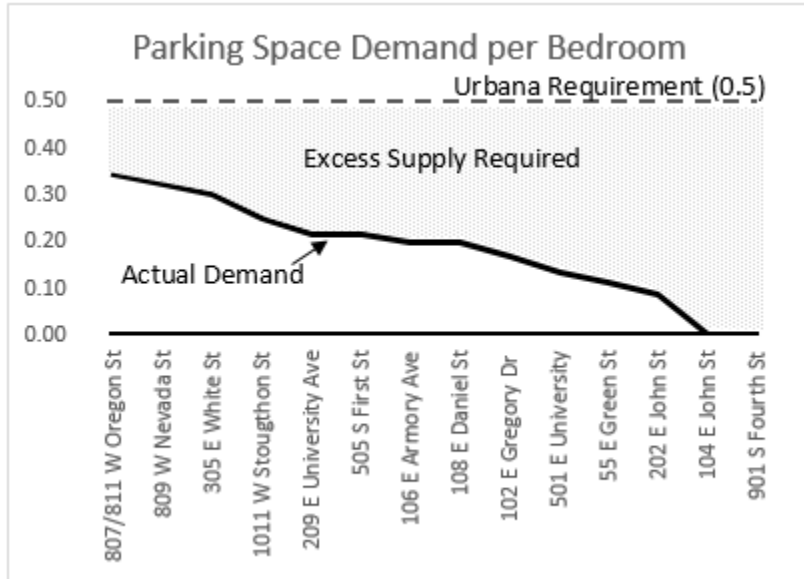
Table 1 - Development Standards

1. Required Parking

The Zoning Ordinance requires one parking space for every 250 square feet of retail space, 0.7 parking spaces for every single-bedroom apartment, and 0.5 spaces per bedroom in multiple-bedroom apartments. The proposed development would require 87 parking spaces³ to meet the regulations of the Zoning Ordinance (17 for the retail space and 70 for the apartments). The proposal provides 33 parking spaces, a reduction of 53 spaces (62 percent).

While the requested parking reduction is significant, there appears to be an overall reduced demand for parking in student developments in recent years, especially those close to the university. The project site is the closest developable property along University Avenue to the planned University of Illinois “Medical Enterprise Center.” It is also well-served by transit and is an easy walk or bike ride to the main University campus, to Downtown Urbana, and to Campustown, which limits the need for residents to have a car. The proposal also includes a secure, covered bike parking area, which will encourage residents to bike rather than drive.

³ 87 parking spaces are required if the space is only used for retail. If a restaurant occupied the commercial area, the maximum parking required could be as high as 112 spaces (42 for the restaurant, 70 for the apartments).



The applicant has provided parking data for 14 student-oriented apartment buildings owned by Green Street Realty. Most of the projects are in Champaign and are subject to different parking requirements than in Urbana, and one of the buildings were built when older parking regulations were in place. However, it is useful to compare all of the buildings using Urbana’s current parking requirements. The results indicate that for student-oriented apartment buildings, significantly less parking is needed than what is required by the Zoning Ordinance.

Of all the buildings that parking data was supplied for, only 809 West Nevada Street in Urbana provides the amount of parking required by the Urbana Zoning Ordinance (see Exhibit F). That building was built “by right” in 2017-2018. It is interesting to note that while parking was provided at a rate of 0.5 spaces per bedroom, the parking supplied exceeds demand, and 12 spaces are now leased out to the nearby Jimmy John’s; otherwise, they would remain vacant.

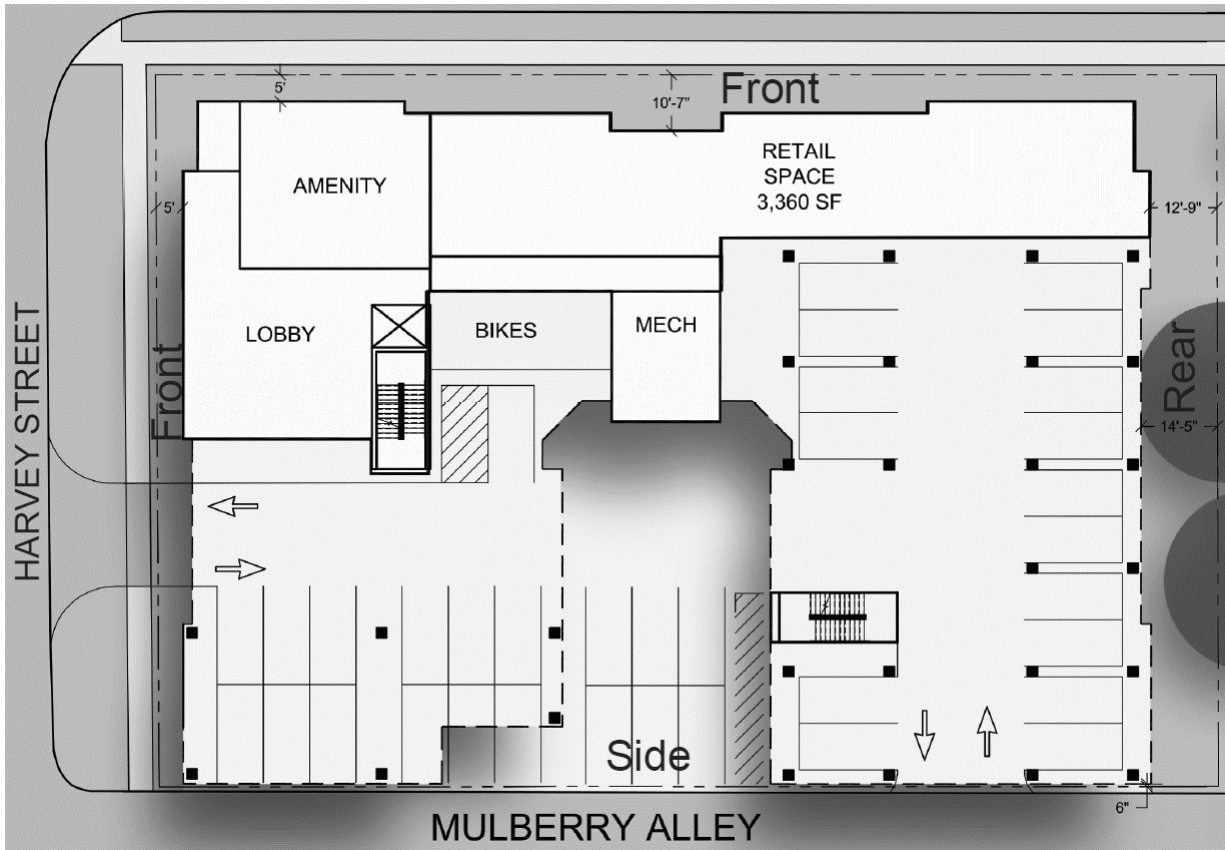
All of the other buildings provide parking at a lower rate, ranging from zero to 0.34 spaces per bedroom. The average rate is 0.18 spaces per bedroom, and the median rate is 0.2 spaces per bedroom. These data suggest that the parking demand for student-oriented housing is often well below what the Zoning Ordinance requires. Furthermore, in a recent survey of apartment buildings relatively close to campus and within Urbana (presented to the Plan Commission on June 8, 2017), the demand for parking was found to be less than the 0.5 spaces per bedroom. The proposal would provide parking at a rate of 0.15 spaces per bedroom, plus 15 spaces for the commercial space. It is reasonable to assume that the proposed parking supply will be adequate for the proposed development.

2. Reduced Required Yards

Since the proposal includes residential uses in the B-3 district, additional side and rear yard setbacks are required beyond the standard minimum yards.⁴ The minimum front yard is 15 feet, the minimum side yard is 11.1 feet, and the minimum rear yard 21.1 feet. As proposed, the PUD would therefore require a reduction in each of the required yards. Since the lot is on a corner, it has front yards along University Avenue and Harvey Street, and the side yard is along Mulberry Alley. The request would reduce both front yards from 15 feet to 5 feet, would reduce the side yard from 11.1 feet to 6 inches, and reduce the rear yard from 21.1 feet to 12 feet, nine inches. The reduced yards should have no negative effects on the surrounding properties.

⁴ Section VI-2.D of the Urbana Zoning Ordinance.

Figure 1 Site Layout, with Setbacks



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 D 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 a mixed-use infill development on currently underused parcels on a key commercial corridor near the University of Illinois campus, across the street from a University parking lot planned as the future site of a "Medical Enterprise Center." The project would provide housing choices for people who would like to live close to the University, and provide more commercial space on an important commercial street. The site is convenient for walking, biking, and taking transit.

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 proposed development would not be detrimental to the surrounding area. It would remove two driveways along University Avenue, which should improve safety. The building's location and architecture would improve the environment for people walking to and past the site. The reconstruction of the public alley behind the site would improve conditions for new residents and people living in the apartments across the alley.

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

The proposed PUD is consistent with many goals and objectives, and is consistent with the “Campus Mixed Use” future land use identified in Future Land Use Map #8 of the 2005 Urbana Comprehensive Plan.

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

The proposed PUD is consistent with goals 1, 2, 3, 4, 5, 6 and 7 of Section XIII-3 of the Urbana Zoning Ordinance.

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. Architectural Design – The building’s design features reflect the following PUD goals: architectural consistency, architectural identity, articulated design, openings, exterior surfaces, building-street relationship, garages, and materials.
2. Access – Removing both driveways on University Avenue, and moving the driveway on Harvey Street further south, away from the Harvey/University Avenue intersection. Reconstructing the alley will also improve access to the apartment building on the south side of the alley.
3. Bicycle Parking – Providing at least 40 secure, covered parking spaces. Providing other “short-term” bike parking for visitors and business patrons.
4. Maximum Parking – Providing the proper amount of parking, based on data from similar student-oriented housing projects in Urbana and Champaign (see Exhibit F).
5. Rear Parking – Parking areas are located behind the principal building, which will improve the pedestrian environment along University Avenue.

Summary of Findings

1. Chris Saunders has submitted an application on behalf of 1007 W University, LLC, for a preliminary and final development plan to construct a mixed-use multi-family and commercial building at 1007-1011 West University Avenue in the B-3, General Business district.
2. 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 three of the four criteria outlined in Section XIII-3.D (Mixed-Use/Infill).
3. 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.
4. The application is generally consistent with several of the goals, objectives, and future land use map in the 2005 Comprehensive Plan.

5. The proposed final development plan includes waiver requests to decrease the required parking spaces from 87 to 33 (or from 112 to 33 if restaurant space is included), and to reduce the required front yards from 15 feet to five feet, the required side yard from 11.1 feet to six inches, and the rear yard from 21.1 feet to 12 feet, nine inches.
6. The proposed preliminary and final development plans incorporate a number of recommended design features, including architectural design, access, bicycle parking, maximum parking, and rear parking.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2373-PUD-19:

1. Recommend approval of the Preliminary Development Plan as attached; or
2. Recommend approval of the Preliminary Development Plan as attached, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as attached.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2374-PUD-19:

1. Recommend approval of the Preliminary Development Plan as attached; or
2. Recommend approval of the Preliminary Development Plan as attached, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as attached.

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 the Plan Commission forward Plan Case Nos. 2373-PUD-19 & 2374-PUD-19 to the City Council with a recommendation for APPROVAL with the following conditions:

1. That construction be in general conformance with the attached Site Plan and Elevations; and
2. That the applicant will have the alley on the south side of the parcels reconstructed to City standards; and
3. That the bicycle parking area under the building will be fenced and secured.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Preliminary and Final Applications
 Exhibit E: Site Plan, Floor Plans, and Renderings
 Exhibit F: Parking Supply Table

cc: Chris Saunders

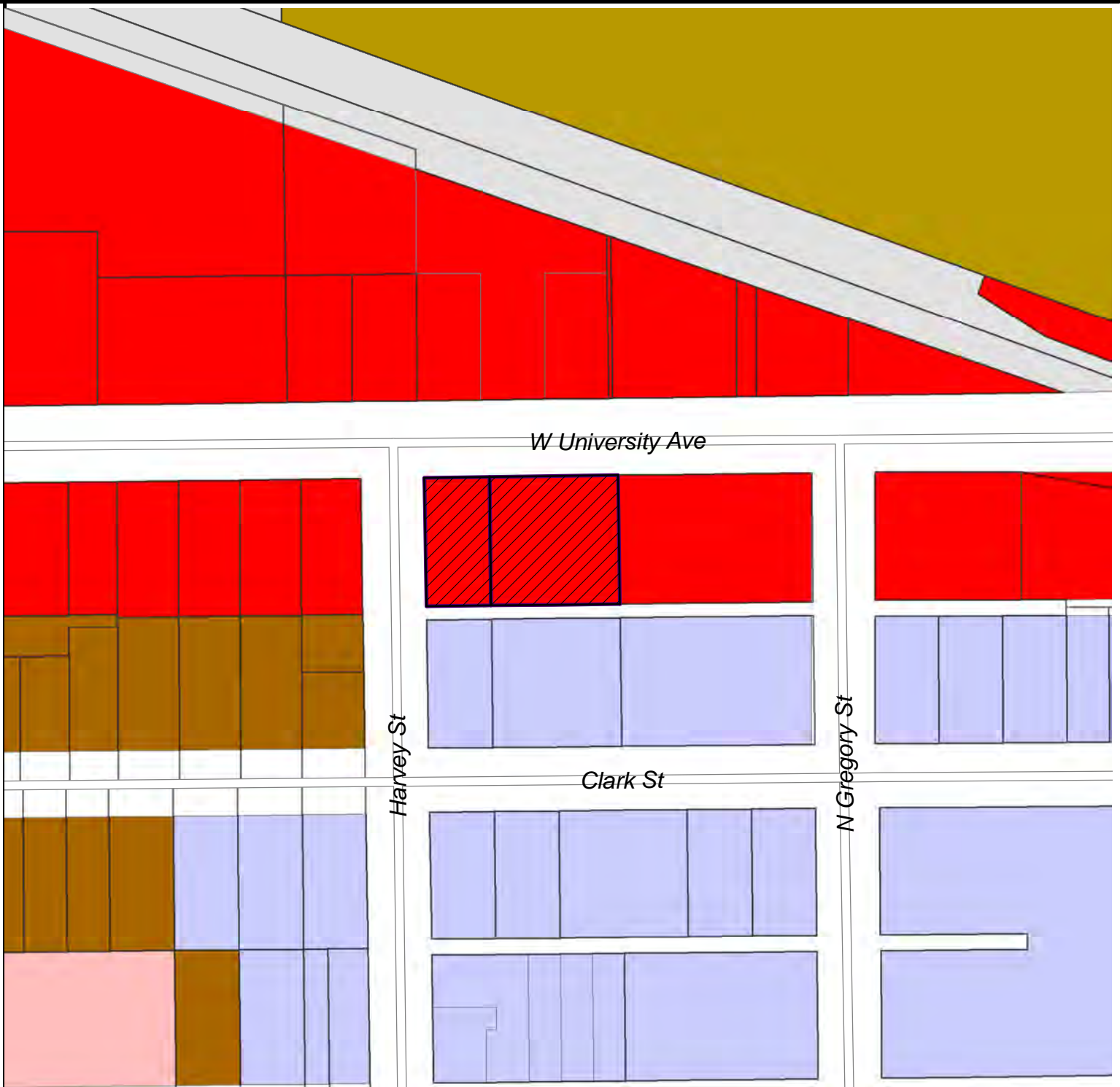
Exhibit A: Location & Existing Land Use Map



Case: 2373-PUD-19 and 2374-PUD-19
 Subject: Green Street Realty Rezoning
 Location: 1007 & 1011 West University Avenue
 Petitioner: Chris Saunders

 Subject Property

Exhibit B: Zoning Map



Case: 2373-PUD-19 and 2374-PUD-19
 Subject: Green Street Realty Rezoning
 Location: 1007 & 1011 West University Avenue
 Petitioner: Chris Saunders








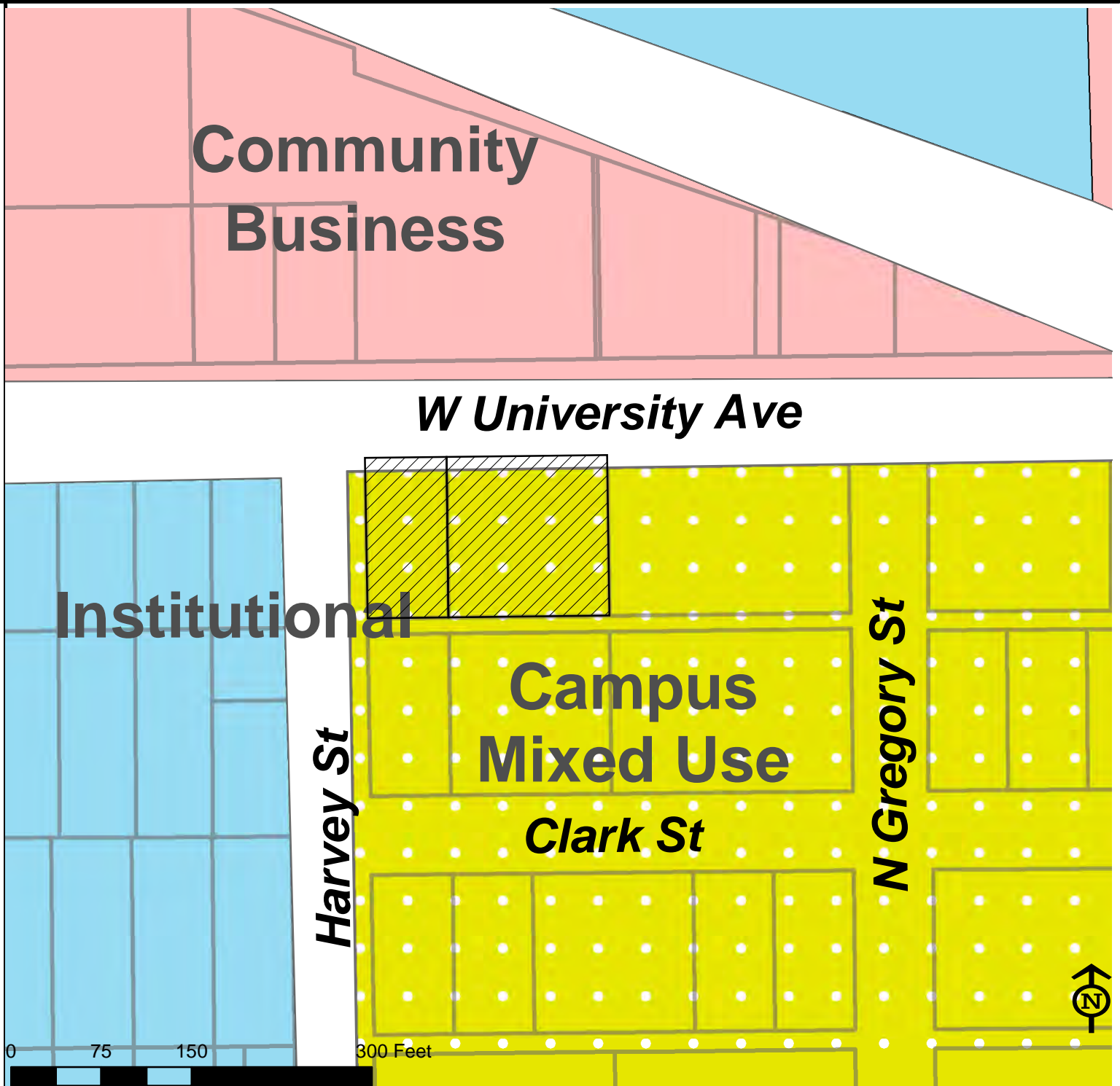
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|---|------------------|---|------|---|----|
|  | B1 |  | B3U |  | R4 |
|  | B3 |  | IN-1 |  | R5 |
|  | Subject Property | | | | |

Exhibit C: Future Land Use Map



Case: 2373-PUD-19 and 2374-PUD-19
Subject: Green Street Realty Rezoning
Location: 1007 & 1011 West University Avenue
Petitioner: Chris Saunders

- Campus Mixed Use
- Community Business
- Institutional
- Subject Property



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

**PLAN
COMMISSION**

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be 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 _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Chris Saunders Phone: 217-356-8750

Address (street/city/state/zip code): 510 S Neil St, Champaign, IL 61820

Email Address: chris@greentrealty.com

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner

2. OWNER INFORMATION

Name of Owner(s): 1007 W University LLC Phone: 217-356-8750

Address (street/city/state/zip code): 510 S Neil St, Champaign, IL 61820

Email Address: chris@greentrealty.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: 1007 W University

Address/Location of Subject Site: 1007 W University/410 Harvey St

PIN # of Location: 91-21-07-480-017/91-21-07-480-001

Lot Size: 26,817

Current Zoning Designation: B3

Current Land Use (*vacant, residence, grocery, factory, etc*): Restaurant/Vacant Lot

Proposed Land Use: 5 story Mixed Use Development

Present Comprehensive Plan Designation: Commercial

How does this request conform to the Comprehensive Plan? Meets Future Land Use Goal of Mixed Use

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):
SEE ATTACHED WARRANTY DEEDS WITH LEGAL

4. CONSULTANT INFORMATION

Name of Architect(s): LCM Phone: 312-913-1717

Address (*street/city/state/zip code*): 819 S WABASH, CHICAGO, IL 60605

Email Address: TDOUGLAS@LCMARCHITECTS.COM

Name of Engineers(s): BKB Phone: 217-840-3546

Address (*street/city/state/zip code*): 301 N NEIL ST, CHAMPAIGN, IL 61820

Email Address: BBRADSHAW@BKBENG.COM

Name of Surveyor(s): BKB Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): RICK AEILTS - ERWIN MARTINKUS Phone: 217-351-4040

Address (*street/city/state/zip code*): 411 W UNIVERITY AVE, CHAMPAIGN, IL 61820

Email Address: RAEILTS@ERWINLAW.COM

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: 2-8-2019

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)

THIS DEVELOPMENT QUALIFIES BASED ON BEING OVER ONE HALF-ACRE OF ASSEMBLED LAND. IT ALSO MEET REQUIREMENTS A & B, AS MUCH OF THE LOT IS VACANT AND UNDERUTILIZED. THE MIXED USE DEVELOPMENT MEETS THE FUTURE LAND USE GOALS OF 'CAMPUS MIXED USE" THAT ARE SPELLED OUT IN THE COMPREHENSIVE PLAN.

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)

THE PROPOSAL MEETS SEVERAL OF THE GOALS OF A PUD, INCLUDING:

A.) THIS IS A MIXED-USE DEVELOPMENT IN A DESIGNATED MIXED-USE AREA IDENTIFIED IN THE FUTURE LAND USE IN THE COMPREHENSIVE PLAN.

B.) THIS INFILL DEVELOPMENT IS CONSISTENT WITH OTHER MIXED USE DEVELOPMENTS IN THE IMMEDIATE AREA, INCLUDING THE CAMPUS CIRCLE DEVELOPMENT ACROSS THE STREET AND THE MIXED USE DEVELOPMENT AT 901 W UNIVERSITY.

E.) THIS PROJECT MEETS THE GOALS ~~OF THE~~ OF THE URBANA COMPREHENSIVE PLAN THAT HAS FUTURE LAND USE IN THIS LOCATION OF "CAMPUS MIXED USE".

F.) THIS IS A PEDESTRIAN FRIENDLY DEVELOPMENT THAT IS WALKABLE TO THE UNIVERSITY OF ILLINOIS, TWO NEARBY HOSPITALS AND SURROUNDING BUSINESSES.

G.) THIS DEVELOPMENT FITS IN WELL WITH THE SURROUNDING DEVELOPMENTS IN THE IMMEDIATE AREA.

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. WAIVER FOR REDUCED PARKING REQUIREMENTS

B. WAIVER FOR REDUCED SETBACKS

C.

D.

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

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

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

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.

Applicant's Signature

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



Application for a Planned Unit Development - Final

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City’s website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is responsible for paying the cost of the recording fee**, which generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee and request a check from the applicant to be made out to the Champaign County Recorder prior to the document being recorded. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be 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 _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): CHRIS SAUNDERS Phone: 217-356-8750

Address (street/city/state/zip code): 510 S NEIL ST, CHAMPAIGN, IL 61820

Email Address: CHRIS@GREENSTREALTY.COM

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): OWNER

2. OWNER INFORMATION

Name of Owner(s): 1007 W UNIVERSITY LLC Phone: 217-356-8750

Address (street/city/state/zip code): 510 S NEIL ST, CHAMPAIGN, IL 61820

Email Address: CHRIS@GREENSTREALTY.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: 1007 W UNIVERSITY

Address/Location of Subject Site: 1007 W UNIVERSITY AVE/410 HARVEY ST

PIN # of Location: 91-21-07-480-107/91-21-07-480-001

Lot Size: 26,817

Current Zoning Designation: B3

Current Land Use (*vacant, residence, grocery, factory, etc.*): RESTAURANT/VACANT LOT
Proposed Land Use: MIXED USE DEVELOPMENT
Present Comprehensive Plan Designation: COMMERCIAL
How does this request conform to the Comprehensive Plan? MEETS FUTURE LAND USE GOAL
Legal Description (*If additional space is needed, please submit on separate sheet of paper*):
SEE ATTACHED WARRANTY DEEDS

4. CONSULTANT INFORMATION

Name of Architect(s): LCM Phone: 312-9131717
Address (street/city/state/zip code): 819 WABASH, CHICAGO, IL 60605
Email Address: TDOUGLAS@LCMARCHITECT.COM

Name of Engineers(s): BKB Phone: 217-840-3546
Address (street/city/state/zip code): 301 N NEIL ST, SUITE 400, CHAMPAIGN, IL
Email Address: BBRADSHAW@BKBENG.COM

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

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

Name of Attorney(s): RICK AEILTS -ERWIN MARTINKUS Phone: 217-351-4040
Address (street/city/state/zip code): 411 W UNIVERSITY AVE, CHAMPAIGN, IL 61820
Email Address: RAEILTS@ERWINLAW.COM

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*)
YES

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. WAIVER FOR REDUCED PARKING

B. WAIVER FOR SETBACKS

C.

D.

6. CRITERIA FOR APPROVAL

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

THE CURENT SITE IS VERY UNDERUTILIZED WITH A VERY SMALL RESTAURANT USER ON THE SITE AND THE REST OF THE LAND IS VACANT PARKING LOT. THIS WILL PUT A MIXED USED DEVELOPMENT THAT WILL FILL THE SITE AND FIT IN WITH SURROUNDING BUILDINGS.

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.

THE DESIGN OF THE DEVELOPMENT IS CONSISTENT WITH OTHER DEVELOPMENTS IN THE IMMEDIATE AREA AND ALIGN WITH THE GOALS OF THE FUTURE LAND MAP IN THE COMPREHENSIVE PLAN THAT CALLS FOR "CAMPUS MIXED USE"

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.

THE DESIGN OF THE DEVELOPMENT IS CONSISTENT WITH THE OTHER DEVELOPMENTS IN THE IMMEDIATE AREA AND ALIGN WITH THE GOALS OF THE FUTURE LAND MAP IN THE COMPREHENSIVE PLAN THAT CALLS FOR "CAMPUS MIXED USE"

Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.
THE CURRENT ZONING ORDINACE ALLOWS MIXED USE DEVLEOPMENT WITH RESIDENTIAL ON THE FLOORS 2 AND ABOVE WITH APPROVAL FROM THE PLANNING COMMISSION.

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. *(Attach additional sheets if necessary)*

- A. MEETS THE OBJECTIVES OF THE FUTURE LAND USE IN THE COMPREHENSIVE PLAN.

- B. ONE OF THE GOALS FOR A PUD APPROVAL IS TO PROVIDE A HIGH DENSITY OR MIXED USE DEVELOPMENT. ITS MEETS THOSE STANDARDS.

- C. THE PROJECT IS AN INFILL DEVELOPMENT ON UNDERUTILIZED PIECE OF LAND ON A HIGH TRAFFIC CORRIDOR AND CONSISTENT IN DESIGN WITH SURROUNDING DEVELOPMENTS.

- 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.

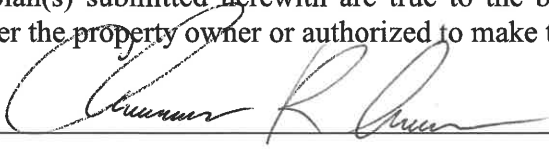
- The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including 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.



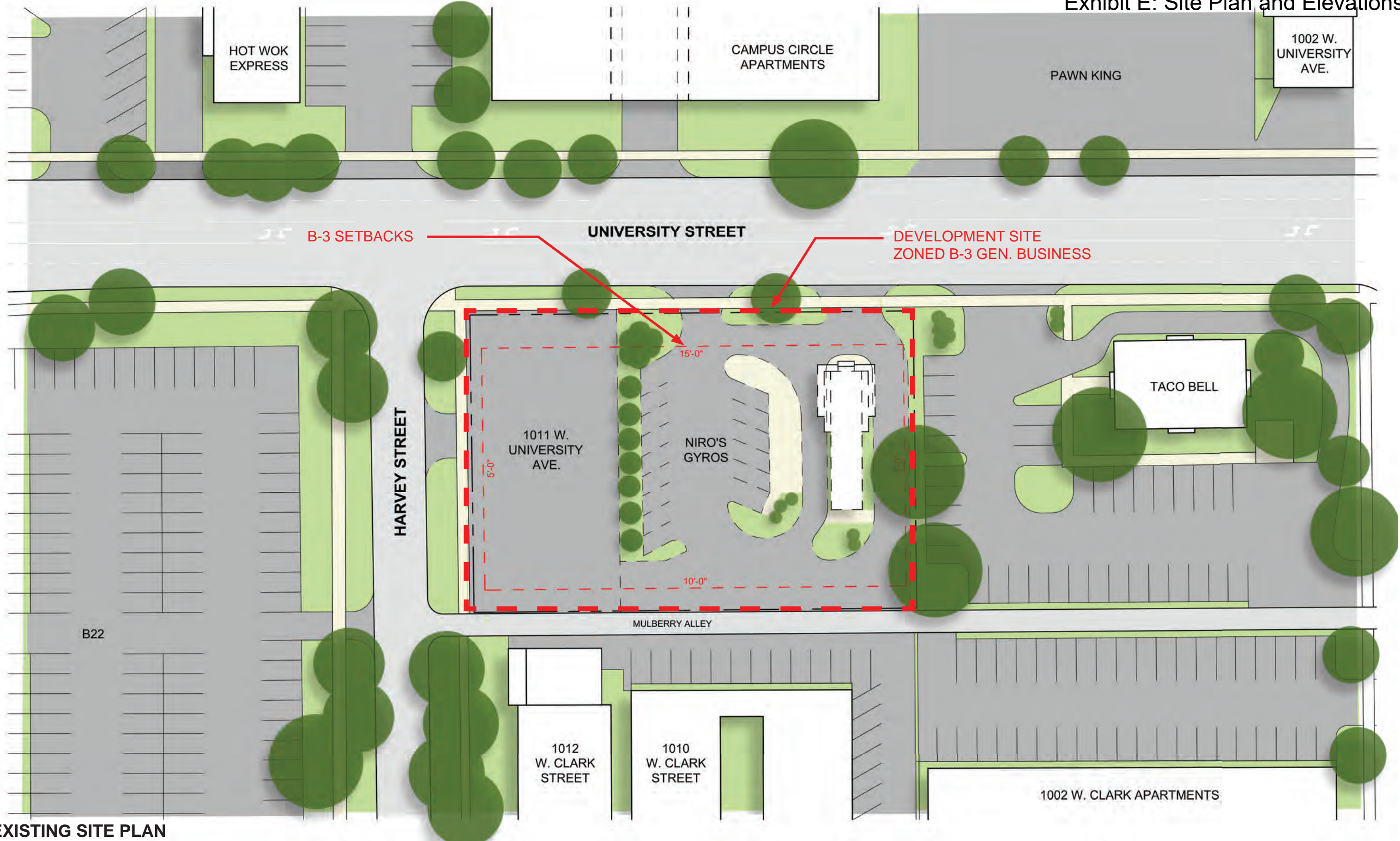
Applicant's Signature

2/8/19

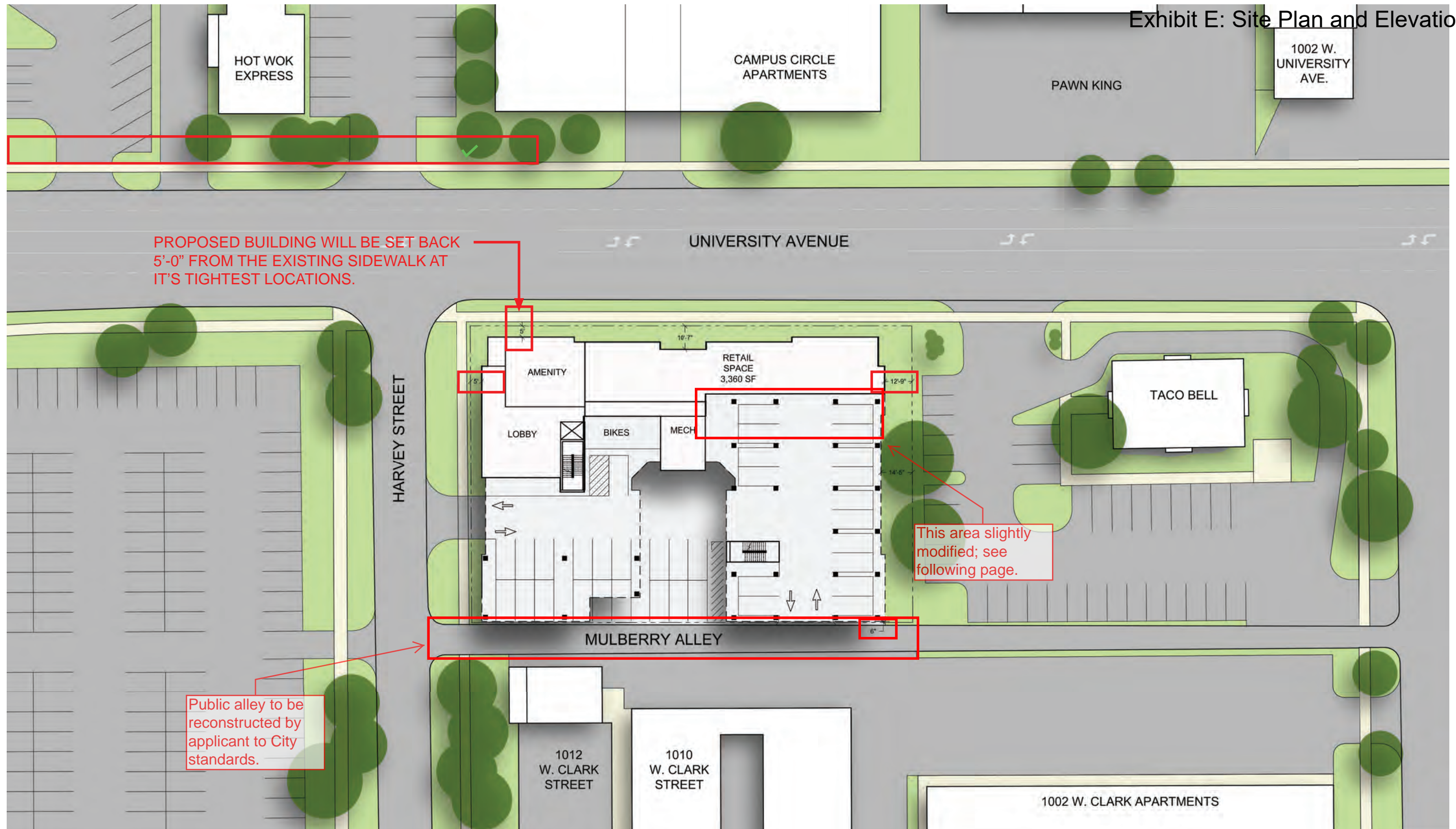
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

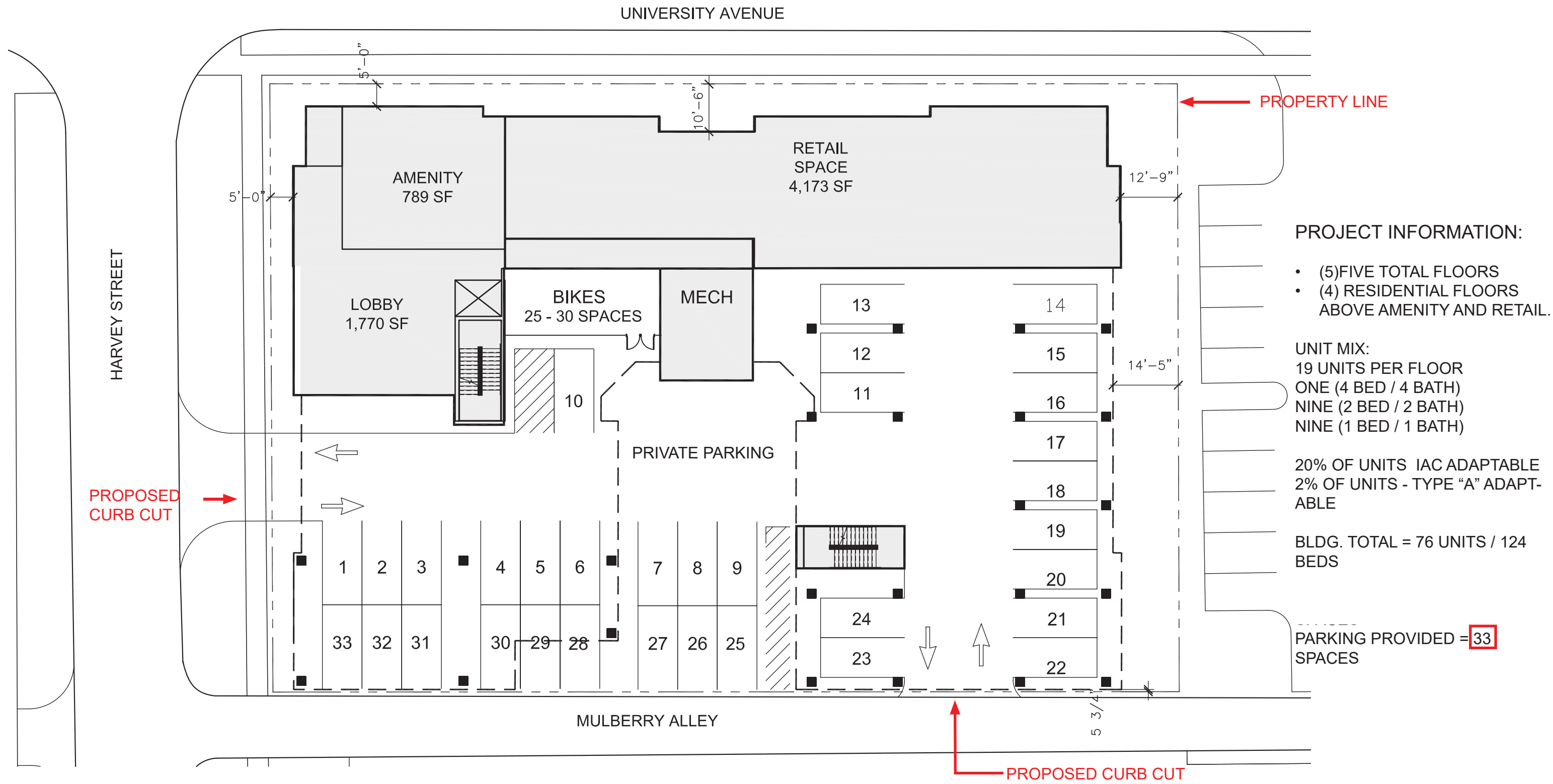
City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROJECT INFORMATION:

- (5) FIVE TOTAL FLOORS
- (4) RESIDENTIAL FLOORS ABOVE AMENITY AND RETAIL.

UNIT MIX:
 19 UNITS PER FLOOR
 ONE (4 BED / 4 BATH)
 NINE (2 BED / 2 BATH)
 NINE (1 BED / 1 BATH)

20% OF UNITS IAC ADAPTABLE
 2% OF UNITS - TYPE "A" ADAPTABLE

BLDG. TOTAL = 76 UNITS / 124 BEDS

PARKING PROVIDED = **33** SPACES

PROPOSED GROUND FLOOR PLAN

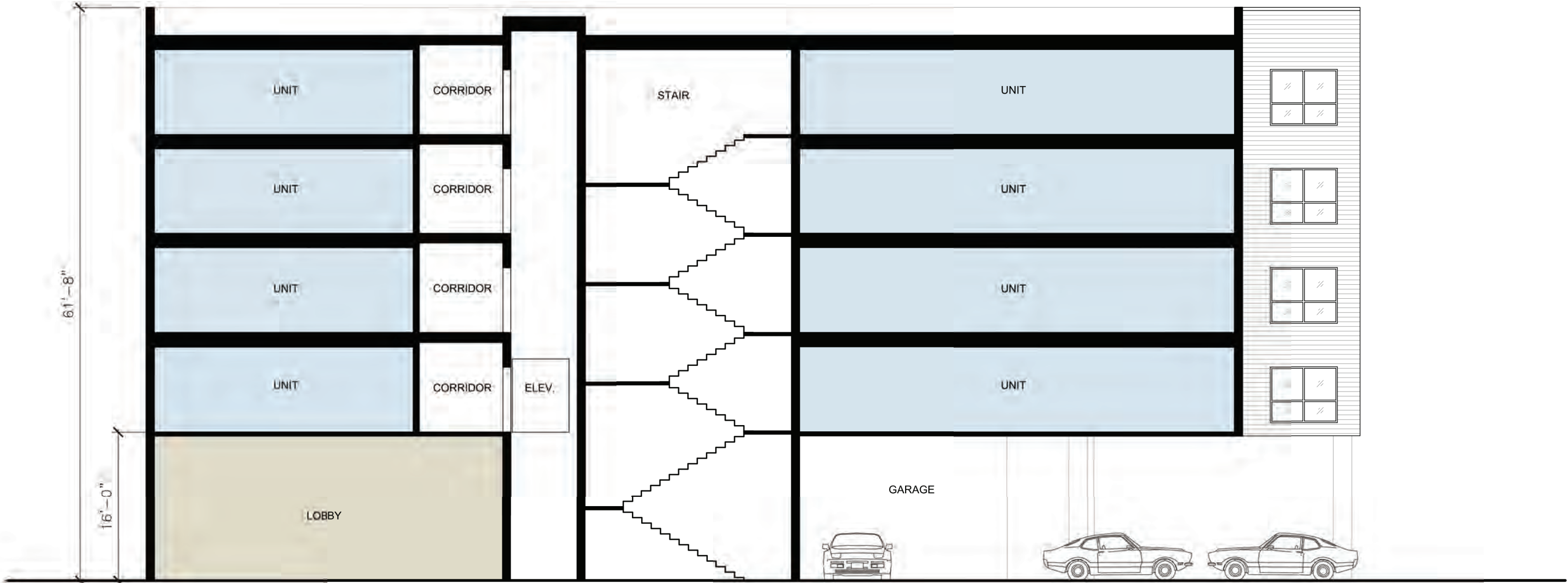


LEGEND

	1 BED / 1 BATH
	2 BED / 2 BATH
	4 BED / 4 BATH

LEVEL 2-4 FLOOR PLAN

NO HEIGHT RESTRICTIONS



BUILDING SECTION DIAGRAM



EXTERIOR OPTION TWO

Exhibit F - Parking Supply Table

Development	City	Bedrooms	Parking Spaces	Spaces Leased to Residents	Spaces Leased Per Bedroom	Urbana Requirement*	Reduction (%)**	Parking space cost/year
305 E White St	Champaign	23	7	7	0.30	12	42%	\$300
1011 W Stoughton St	Urbana	24	6	6	0.25	12	50%	\$450
505 S First St	Champaign	42	9	9	0.21	21	57%	\$700
106 E Armory Ave	Champaign	45	9	9	0.20	23	61%	\$840
108 E Daniel St	Champaign	45	9	9	0.20	23	61%	\$840
104 E John St	Champaign	45	0	0	0.00	24	100%	\$0
901 S Fourth St	Champaign	50	0	0	0.00	26	100%	\$0
501 E University	Champaign	52	7	7	0.13	26	73%	\$720
807/811 W Oregon St	Urbana	64	22	22	0.34	32	31%	\$480
809 W Nevada St	Urbana	65	33	21	0.32	33	0%	\$700
55 E Green St	Champaign	78	9	9	0.12	42	79%	\$840
202 E John St	Champaign	115	10	10	0.09	61	84%	\$720
209 E University Ave	Champaign	129	33	28	0.22	69	52%	\$720
102 E Gregory Dr	Champaign	129	22	22	0.17	66	67%	\$700
Proposed PUD	Urbana	124	33	18	0.15	87	62%	TBD

*Spaces required if built today in Urbana

**Difference between spaces provided and Urbana's requirement