



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Design Review Board

FROM: Rebecca Bird, Planner

DATE: April 9, 2009

SUBJECT: LB DRB-2009-01: A request by Nabor House Fraternity for design approval for a fraternity house at 1002 S. Lincoln Avenue and 805 W. Iowa Street in the R7 University Residential and R3 Single and Two-Family Residential zoning districts.

Introduction

Michael Kinate, Vice President of the Nabor House Fraternity, has requested design approval for a proposed fraternity house and related parking lot at 1002 South Lincoln Avenue and 805 West Iowa Street. The existing Nabor House Fraternity and related parking occupy 1002 South Lincoln Avenue, while 805 West Iowa Street is currently a vacant lot. The project includes plans to replace the existing fraternity house with a new fraternity house and parking lot.

The properties are located in the Lincoln-Busey Corridor (LBC) Design Review Overlay District. To ensure compatibility with the neighborhood, the Design Review Board reviews plans for proposed new buildings within this district. The DesRB uses *The Lincoln-Busey Corridor Design Guidelines* as the basis for their decisions. In accordance with the Urbana Zoning Ordinance, the DesRB must approve or deny proposed plans prior to the City issuing necessary building permits.

The proposed project is a Planned Unit Development (PUD). Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD occurs in two phases. First, a preliminary development plan is submitted and reviewed, and then a final development plan is submitted and reviewed. On March 2, 2009, the City Council unanimously approved the preliminary PUD (see Exhibit D). The petitioner is now requesting design approval for the proposed fraternity house. Once the design review process is complete, the petitioner will submit a final development plan. A public hearing for the final development plan is tentatively scheduled for April 23, 2009.

The proposal includes the demolition of the existing Nabor House Fraternity and the construction of a new fraternity house. The impetus for this project is in part the need to either replace the existing structure or install a sprinkler system to meet new fire safety codes. The fraternity undertook a cost analysis study of bringing the existing structure up to code and replacing much of the mechanical equipment which is nearing the end of its life cycle and found new construction to be less expensive. The new fraternity house is proposed to be an approximately 16,370 square foot, three-story building

in the Georgian Revival architectural style that will accommodate up to 48 men. A 24-space parking lot is proposed to serve the fraternity house. A rain garden is proposed along the eastern portion of the site that will serve as a buffer between the proposed development and the adjacent single-family residences. Development of the site will involve the elimination of one of the two existing drives on Iowa Street, and relocation of the other. A fence is proposed to be constructed along the perimeter of the site with the exception of the Lincoln Avenue and Iowa Street frontages. In addition, the development will incorporate bio-swales.

The existing house was built circa 1908 in the American Four-Square architectural style, although changes over time make it difficult to see the form of the original structure. Although typically American four-squares have hipped roofs, this house has a gable roof. The house has undergone several major renovations, including enclosing and adding second stories to both the front and back porches, adding roof dormers to expand the attic into a third habitable story, painting the original brick, and replacing all of the original windows. These renovations leave little of the original structure intact. The original building setback along Iowa Street has been maintained.

Background

On January 20, 2009, the City of Urbana adopted Ordinance No. 2009-01-04 enabling design review and adopting design guidelines for a one block-wide area bounded by Lincoln Avenue to the west, Illinois Street to the north, Busey Avenue to the east, and Pennsylvania Avenue to the south. The corridor is a unique area, located between the eastern edge of the University of Illinois and the western edge of the single-family West Urbana Neighborhood. In terms of land uses and development, it serves as the transition between the University and the West Urbana neighborhood, which is reflected by the variety of zoning districts present. Design review is intended to help ensure that future development is appropriate and to aid in the transition between the University and the neighborhood.

According to Section XI-15.H.2 of the Urbana Zoning Ordinance, the Design Review Board will review the application:

- 1) For conformance with the intent of the design guidelines as well as the overall compatibility of the proposal with the character of the neighborhood;
- 2) Using the adopted design guidelines; and
- 3) Considering testimony given at the public hearing.

Following the public hearing, the Design Review Board shall then vote on whether to approve the proposed application. Approval of an application shall require a majority vote of those members present and not abstaining, but in no case shall action be taken by fewer than 4 votes in total.

Intent of the Design Guidelines

The intent of the Lincoln-Busey Corridor (LBC) Design Guidelines is to:

- a. Ensure that future growth in the LBC is compatible with the existing built environment in the corridor; and
- b. Aid in the visual transition from the larger scale buildings of the University and related institutional uses fronting Lincoln Avenue to the single-family homes of the West Urbana Neighborhood to the east.

Discussion

In addition to the development requirements in the Zoning Ordinance, projects in the Lincoln-Busey Corridor must meet the intent of the adopted design guidelines for the district. The design guidelines are recommendations which will help preserve the traditional architectural heritage of the Lincoln-Busey Corridor, but no single guideline is mandatory. For each of the design guidelines listed below, recommendations are grouped together under *Encouraged* and *Discouraged*. For projects in a more intensively developed area, higher intensity buildings are allowed; whereas for projects in a less intensive area, lower intensity buildings would be more appropriate. The proposed project, being located on Lincoln Avenue, is in a more intensively developed area, but abuts a lower intensity area.

The proposed fraternity house (see Exhibit B) is similar in size to other Greek houses in the LBC. It is a mixture of traditional architectural styles, with many Georgian Revival elements. This architectural style is appropriate to the scale of the building as well as its use. Additionally, it echoes the Georgian Revival architecture on the University campus. The building is sided with brick on all elevations, with limestone quoins on the corners, a limestone water table, and limestone bands both above and below the first story windows. According to the applicant, the roof will be shingled with high end asphalt shingles. The gutters, downspouts, and soffits will be aluminum. The windows are a mixture of double-hung and fixed wood windows with an aluminum or PVC finish on the exterior. The windows will be simulated divided lights. The main entrance to the house is on the north (Iowa Street) façade, with a Palladian door on the first story and a Palladian window on the second and third stories. The west (Lincoln Avenue) façade has a secondary entrance, yet still creates a focal point appropriate to Lincoln Avenue with a Palladian door and window in the central bay and a prominent chimney. The plans include sustainable building design and practices such as a rain garden, bio swales, permeable concrete, and geothermal heating and cooling.

The guidelines are listed below, along with a staff analysis of compliance of applicable sections.

1. Façade Zone:

Encouraged

- Facades with street frontage should contain window openings and should not be blank.
- Facades with a focal point, interesting details and quality materials are encouraged.
- Planes in a building should be visually broken up into smaller areas.

Discouraged

- The location of mechanical equipment in the façade zone.

- Parking should be located behind the principal structure, not in the façade zone.
- Blank facades are not appropriate when visible from a public right-of-way.
- Confused, incoherent facades are discouraged.

Analysis

The proposed house is on a corner lot. The façade zone includes both the north and the west elevations. All elevations contain window openings and have large planes broken up through the use of bays and bands. The central bay on both the Iowa Street and Lincoln Avenue facades are a focal point, with Palladian windows and doors. City staff recommends that the DesRB find that the proposal meets the design guidelines for Façade Zone.

2. Massing and Scale:

Encouraged

- The “height-to-width ratio” of a structure should be compatible.
- The scale of a structure should be compatible with other structures on the block face.
- Height and roof lines on new construction should be compatible.
- Use of various decorative details and exterior materials.

Discouraged

- Buildings with blank wall faces that are not broken up.
- Monotony of materials on large expanses.
- Inappropriate changes in scale.
- Extreme or jarring changes in height and/or roofline.

Analysis

The massing (height to width ratio) of the proposed fraternity house is slightly greater than the massing of the existing house. The compatibility zone for this project extends along Lincoln Avenue from Nevada Street to Indiana Avenue. In that three-block span, there are fourteen properties: six fraternities/sororities, four apartments with eight or more units, two duplexes, one rooming house and one religious building. The Iowa Street compatibility zone is smaller in scale on the Busey end, but the property on the north corner of Iowa and Lincoln is an apartment building with eight plus units. The proposed building makes use of a number of decorative details to add interest and help make the scale and massing compatible with its surroundings. City staff recommends that the DesRB find that the proposal meets the design guidelines for Massing and Scale.

3. Building Orientation:

Encouraged

- Orient the primary entrance to the building toward the street.
- Buildings should have a clearly defined primary entrance.
- Entrances on the rear or sides of buildings should clearly be secondary to those on the front, except when the building is on a corner lot.
- Buildings on corner lots are encouraged to have entrances on both facades.

Discouraged

- Buildings that are not oriented towards the street.

- Buildings that create “blank walls” on the front façade.
- Buildings without a defined primary entrance.
- A faux entry on the front façade is not encouraged.

Analysis

The primary entrance on Iowa Street is clearly defined, with a Palladian door and a small entry porch. Although the Lincoln Avenue entrance is not the primary entrance, it is still a prominent entrance with a transom and sidelights on either side of the door and a rising sun symbol above the door on the porch roof. City staff recommends that the DesRB find that the proposal meets the design guidelines for Building Orientation.

4. Patterns & Rhythms:

<p><i>Encouraged</i></p> <ul style="list-style-type: none"> • Building placement and general orientation on a site should be compatible. • New buildings should be set back from the street the average distance on the block. • Placement of new buildings should reflect the rhythm of the spacing between buildings. • New construction that incorporate common patterns/architectural characteristics. • Use of architectural detailing and landscaping to help new construction “blend in.” <p><i>Discouraged</i></p> <ul style="list-style-type: none"> • Setbacks that are too deep or too shallow. • Locating a structure in such a way that it disrupts the rhythm of solids to voids. • Additions that are out of character with the surroundings are discouraged.
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Analysis

The proposed building meets the average setback on Lincoln Avenue and the required setback on Iowa Street. The placement of the proposed building is very similar to the existing building, which follows the existing rhythms on the block. Although there will be a “gap” where the parking lot and rain garden would be, it is a gap that currently exists and will be softened by landscaping and the use of the rain garden. City staff recommends that the DesRB find that the proposal meets the design guidelines for Patterns & Rhythms.

5. Roof Lines:

<p><i>Encouraged</i></p> <ul style="list-style-type: none"> • Roof forms on new construction should be similar to those traditionally found on the block. • Roof pitch should be 6:12 or greater. • A combination of roof lines helps soften larger roofs. <p><i>Discouraged</i></p> <ul style="list-style-type: none"> • Flat roofs are discouraged, unless the architectural style of the building calls for a flat roof. • A single roof line on a large building with no variation. • Roof pitch less than 6:12 is discouraged. • Front wall surface to visible roof surface less than 3:2.
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Analysis

The proposed building would have a gable roof, which is the predominant roof form in the Corridor. The plans call for the roof pitch to be 5.5:12, slightly less than the encouraged roof pitch of 6:12, but appropriate to the architectural style. The north elevation includes dormers to help soften the mass of the roof, and the east elevation makes use of a smaller gable as well. City staff recommends that the DesRB find that the proposal meets the design guidelines for Roof Lines.

6. Window & Door Openings:

- Encouraged*
- The proportion of openings to solids in the façade zone should be compatible.
 - Large wall expanses in the façade zone should be interrupted by windows.
 - Openings should reflect the building’s architectural style.
 - Openings that are in proportion to others in the façade and are similar in size and scale.
 - A consistent rhythm of openings on the façade.
 - True divided-light windows.
 - Vertically oriented windows.
- Discouraged*
- Large wall expanses without openings.
 - Sliding patio doors in the façade zone.
 - Irregular patterns of windows and doors.
 - Openings that are too small in proportion to the wall expanse.
 - Proportion of openings to solid surfaces that are incompatible with the block.
 - Windows and doors that are out of character with the architectural style of the building.
 - False divided-light windows.
 - Horizontally oriented windows.

Analysis

The pattern of openings on the primary two facades is symmetrical and balanced. The windows all have a window surround appropriate to the architectural style. The windows on the first story are taller than those on the second and third stories, as is appropriate to demarcate the prominence of the public rooms generally found at ground level. The windows are simulated divided lights. The windows are vertically oriented. City staff recommends that although the windows are not true divided lights, sufficient encouraged guidelines are included in the proposal to satisfy the design guidelines for Window & Door Openings.

7. Outdoor Living Space:

- Encouraged*
- Porches on new construction. Flat porch roofs that serve as balconies for the second floor.
 - Outdoor living spaces that use a variety of styles and materials in order to complement the overall composition of the building.
 - Buildings on corner lots with porches and/or stoops located in both facades.
 - Courtyards in the façade zone of multi-family buildings.

- Discouraged*
- Patios that are private spaces should not be located in the façade zone.

- Balconies should not directly abut single-family residences to protect privacy.
- Stairways facing single-family residences.
- Sliding glass doors on the ground floor.
- New principal structures with no outdoor living space.
- Balconies that dominate the façade.

Analysis

The proposal includes a small entry area with a roof on both the Iowa Street and Lincoln Avenue facades. Additionally, there is a patio on the southeast corner of the building. There are no balconies or sliding glass doors. City staff recommends that the DesRB find that the proposal meets the design guidelines for Outdoor Living Space through the use of the entry areas.

8. Materials:

<p><i>Encouraged</i></p> <ul style="list-style-type: none"> • Long-lasting and durable exterior materials, such as brick and wood clapboard. • Exterior treatment that protects integrity and provides an enhanced visual aesthetic. • Diversity of materials used throughout the district and material quality. • Roof materials that are compatible with those found within the district. • Fences that are made of wood and wrought iron. Low stone or brick walls. • Use of multiple materials for architectural details to create a distinctive style. <p><i>Discouraged</i></p> <ul style="list-style-type: none"> • Materials that will not age well such as vinyl siding. • Monotony of a single material on large buildings. • Fences that are visible from the public right-of-way made of chainlink or vinyl.

Analysis

The plans call for a brick exterior, with architectural details such as quoins, a watertable, and horizontal bands to be made of limestone. The roof would be shingled with a heavy asphalt shingle, appropriate to the scale of the house. City staff recommends that the DesRB find that the proposal meets the design guidelines for Materials.

9. Landscaping:

<p><i>Encouraged</i></p> <ul style="list-style-type: none"> • Mature trees within the parkway and other public rights-of-way should be retained. • Retention of mature trees on private property is strongly encouraged. • New tree plantings on private and public property to replenish the urban canopy. • Protection of mature trees from root damage during construction. • Use of evergreens, dense deciduous shrubs, masonry walls, and/or berms for screening. • Design landscaping to ensure safe pedestrian and automobile traffic. • Diversity of tree species. • Mix of annuals and perennials encourages all season landscape color accents.

<p><i>Discouraged</i></p> <ul style="list-style-type: none"> • Invasive and dangerous species. • Astro turf.
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- Use of paving materials instead of landscaping.
- Monotonous expanse of turf without accent plantings.
- Loss of or damage to mature trees.
- Unscreened mechanicals.

Analysis

Most of the existing trees on the subject lots would remain, with the exception of seven trees on the west half of the lot on Iowa Street and one street tree on Iowa Street. (See the existing and proposed site plans in Exhibit B.) The proposal calls for the installation of five new trees, in addition to a rain garden to act as a buffer for the single family homes to the east. City staff recommends that the DesRB find that the proposal meets the design guidelines for Landscaping.

10. Parking Areas:

<p><i>Encouraged</i></p> <ul style="list-style-type: none"> • To the extent possible, parking should be located behind/below the main structure. • Parking at grade should be screened. • Single-family garages should be located behind or recessed from the main structure. • Screening to reduce visual impact from adjacent properties. • Use of hedges, wood fences or masonry walls to screen parking areas. • Use of permeable pavements <p><i>Discouraged</i></p> <ul style="list-style-type: none"> • Buildings elevated to allow visible parking at grade. • Parking located in the façade zone. • Extensive parking areas. • Excessive paved areas.
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Analysis

The proposal includes a 24-space parking lot to the rear of the fraternity house. The parking lot will be screened from the single family houses to the east by a fence, landscaping and a rain garden. The parking lot will be partially screened from Iowa Street by several new trees. The parking lot will be surfaced with a permeable paving material to prevent runoff. City staff recommends that the DesRB find that the proposal meets the design guidelines for Parking.

11. Sustainability:

<p><i>Encouraged</i></p> <p>The use of best practices in green building techniques, including but not limited to:</p> <ul style="list-style-type: none"> • Re-use of buildings and building materials • Permeable surfaces for drainage • Cisterns for irrigation • Solar cells • Low-level and full cut-off lighting • LEED standards • Green roofs
<ul style="list-style-type: none"> • Geothermal, passive solar, or straw bale construction • Landscaping to lower heating/cooling costs • Provide bike parking

Discouraged

- Wastefulness in building practices
- Excessive paved areas
- Intensive or wasteful lighting
- No provision for alternative transit

Analysis

The plans call for a number of sustainable building design and construction practices including geothermal heating and cooling, a rain garden, bio swales, and permeable concrete in the parking lot. City staff recommends that the DesRB find that the proposal meets the design guidelines for Sustainability.

Overall Intent of the LBC Design Guidelines

The intent of the Lincoln-Busey Corridor Design Guidelines is to:

- a) Ensure that future growth in the LBC is compatible with the existing built environment in the corridor; and
- b) Aid in the visual transition from the larger scale buildings of the University and related institutional uses fronting Lincoln Avenue to the single-family homes of the West Urbana Neighborhood to the east.

Analysis

Much of the Lincoln-Busey Corridor was built between 1900 and 1940, in traditional architectural styles such as Georgian Revival, Tudor Revival, Classical Revival, and Queen Anne. The proposed fraternity house incorporates many traditional architectural elements and is modeled on the Georgian Revival architectural style. Additionally, the proposal calls for quality building materials appropriate to the Corridor. The proposed building is similar in scale to many of the existing fraternity/sorority houses in the Corridor. The proposed fraternity house is located on the more intensive end of the two lots, then the parking lot, and then a rain garden is planned for the lower intensity end of the two lots. This site layout aids in the visual transition from the larger scale buildings on Lincoln Avenue to the single family homes on Busey Avenue. The project incorporates many of the recommended design criteria elements listed in the design guidelines, as described above.

Summary of Findings

1. The Nabor House Fraternity has submitted an application for design approval for the proposed Nabor House Fraternity at 1002 S. Lincoln Avenue and 805 W. Iowa Street.
2. The proposal meets the design guidelines for Façade Zone.
3. The proposal meets the design guidelines for Massing and Scale.
4. The proposal meets the design guidelines for Building Orientation.
5. The proposal meets the design guidelines for Patterns & Rhythms.
6. The proposal meets the design guidelines for Roof Lines.
7. Although the windows are not true divided lights, sufficient encouraged guidelines are included in the proposal to satisfy the design guidelines for Window & Door Openings.
8. The proposal meets the design guidelines for Outdoor Living Space through the use of the entry areas.
9. The proposal meets the design guidelines for Materials.
10. The proposal meets the design guidelines for Landscaping.
11. The proposal meets the design guidelines for Parking.
12. The proposal meets the design guidelines for Sustainability.
13. The proposal meets the overall intent of the Lincoln-Busey Corridor Design Guidelines.

Options

In LB DRB-2009-01, the Design 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 Lincoln-Busey Corridor Design Guidelines;
- c. Invite the applicant to resubmit, giving recommendations to the applicant on ways to improve the design of the proposal and achieve conformity with the Design Review Ordinance and the intent of the LBC Design Guidelines; or
- d. Deny the application. If the Board elects to do so, the Board should articulate findings supporting the denial and make recommendations to the applicant on how to bring the proposal into compliance.

The Board may also continue the case to the next meeting to request additional information from the applicant or further consider the application.

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 Design Review Board **APPROVE** Case LB DRB-2009-01 with the following conditions:

1. Construction of the proposed building and parking lot shall be in conformance with the approved plans and architectural renderings as described herein. Any significant deviation from these plans and architectural renderings as described herein shall require consideration by the Design Review Board.
2. A final Planned Unit Development plan must be approved with no significant deviation from the plans and architectural renderings approved by the Design Review Board.
3. The development be completed in full conformity with all applicable provisions of the Urbana Zoning Ordinance and Development Regulations.

Attachments:	Exhibit A:	Location Map
	Exhibit B:	Application & Plans
	Exhibit C:	Area Photos
	Exhibit D:	Ordinance Approving Preliminary PUD

cc:	Michael Kinate	Gary Olsen
	32 Briarwood Ave, Apt 3	115 W Church St
	Normal, IL 61761	Champaign, IL 61820

Exhibit A: Location and Existing Land Use Map



Case: LB DRB-2009-01
Description: A request for design approval for a fraternity house and related parking lot
Petitioner: Michael Kinate, Nabor House Fraternity
Location: 1002 S. Lincoln Ave and 805 W. Iowa St

Prepared 4/8/09 by Community Development Services rlb

Land Use
 SF - Single-Family
 DUP - Duplex
 MF - Multi-Family
 F/S - Fraternity/
 Sorority



Application for Design Review Approval

APPLICATION AND REVIEW FEE - \$150.00

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Site Plan Request No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Name of Project Nabor House Fraternity
2. Location Parcel A: 1002 South Lincoln Ave., Urbana & Parcel B: 805 W. Iowa St., Urbana
3. PIN # of Location Parcel A: 93-21-17-302-001 & Parcel B: 93-21-17-302-004
4. Name of Petitioner(s) Michael Kinate, Vice President, Nabor House Fraternity
Phone: (217) 377-3207 Email: mrkinate33@yahoo.com
Address 32 Briarwood Ave. Apt. 3, Normal IL 61761
(street/city) (state) (zip)
5. Property interest of Applicant(s) Vice President / Owner's Representative

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

6. Name of Owners(s) Nabor House Fraternity Phone (217)344-3532
Address 1002 S. Lincoln Ave., Urbana IL 61801
(street/city) (state) (zip)

If there are additional owners, please attach extra pages to the application.

7. Name of Professional Site Planner(s) Gary L. Olsen, AIA, Olsen + Associates Architects
Phone: (217) 359-3453 Fax: (217) 359-7711 Email: olsen@advancenet.net
Address 115 W. Church St., Champaign IL 61820
(street/city) (state) (zip)

Total site acreage _____ Total number of lots 2 Acreage per lot _____

Present Use Parcel A: Fraternity House Parcel B: Vacant Lot

Proposed Use _____

Zoning Designation Parcel A: R-7 Parcel B: R-3

Article XI-15-I of the Zoning Ordinance lists the criteria and standards used by the Design Review Board to review applications. The following questions concern the design of the proposed project. Attach additional pages if necessary.

12. How does this project conform to the intent of the applicable design guidelines as contained in the adopted design guidelines manual? Our PUD fraternity project is compatible with the Lincoln-Busey Corridor Design Guidelines and specifically follows those guidelines regarding orientation, facade, materials, and openings. The proposed Fraternity House is substantially setback past the minimum requirement from the North principle facade and West secondary facade. It is similar in height and size to other homes in the neighborhood and has a clearly defined main entrance oriented along Iowa Street. The proposed design uses changes in wall planes and architectural detailing such as bands of limestone and quoins on the corners. The material, brick, is durable and consistent with other properties in the Busey-Lincoln Corridor. The facade has a consistent rhythm in the fenestration of windows.

13. How does the project demonstrate compatibility with the overall character of the neighborhood? The building is similar in scale to other fraternities, sororities along Lincoln Avenue and larger more traditional single family homes located throughout the corridor. The main public entrance to the Fraternity is oriented towards Iowa Street and the secondary Lincoln Avenue entrance presents a sense of place and provides a West exit for use by active chapter members. The building is setback 19 feet on the North side and 25 feet on the West. Additional trees and two bioswales will be incorporated into the site to conceal the parking lot and a 6' fence will be located on the East and South perimeters for more privacy for our neighbors to the East. The trees in the rain garden will remain intact and will also serve to separate the parking lot from homes along Busey Avenue.

14. Has the project been prepared in conformance with the land use and development standards of the Urbana Zoning Ordinance? The proposed Nabor House Fraternity is a Residential PUD. The fraternity meets the following criteria as defined by the Urbana Zoning Ordinance (Section XIII-3.D): the redevelopment plan sits on a site at least 1/2 acre in size and consists of 24,840 sq. ft. It also meets five goals in Section XIII-3.C of the zoning ordinance: promotes development consistent with the area, promotes flexibility in design, provides public amenities, promotes development responsive to goals for future land use, and coordinates architectural style to integrate into the character of the neighborhood.

Time schedule for development (if applicable): Construction to begin 05-15-10 or 05-15-11

Additional exhibits submitted by the applicant: N/A

WHEREFORE, the petitioner prays that this petition be heard by the Development Review Board and the petition for site plan approval be granted.

Respectfully submitted this 25TH day of MARCH 2009

Gary J. Olsen
Signature of Property Owner
for MICHAEL KINATE

Gary J. Olsen
Signature of Petitioner

STATE OF ILLINOIS)
) SS
CHAMPAIGN COUNTY)

I, _____, being first duly sworn on oath, deposes and says, that he is the same person named in and who subscribed the above and foregoing petition, that he has read the same and knows the contents thereof, and that the matters and things set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to me this _____ day of _____ 20____.

Notary Public

SEAL

Petitioner's Attorney NA

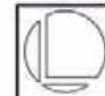
Address _____

Phone _____



**SOUTHWEST PERSPECTIVE FOR PROPOSED NEW
NABOR HOUSE FRATERNITY, URBANA, IL.**

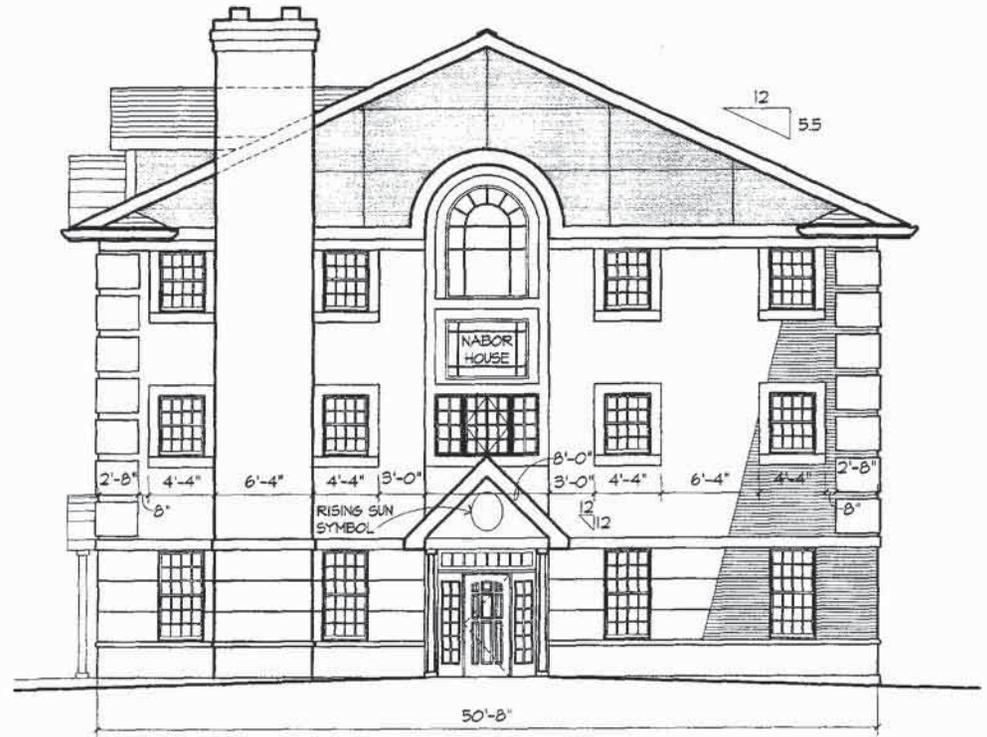
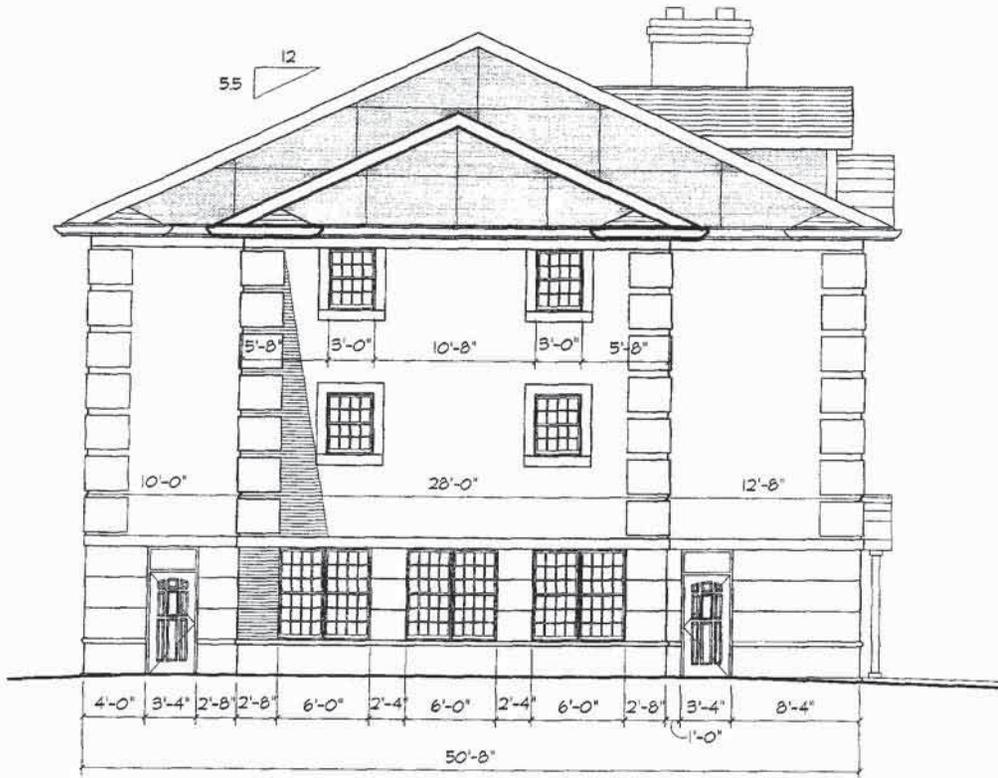
JOB #0532



OLSEN + ASSOCIATES

Architecture • Engineering • Planning

111 W. CHURCH STREET • CHAMPAIGN • ILLINOIS • 231-236-2400

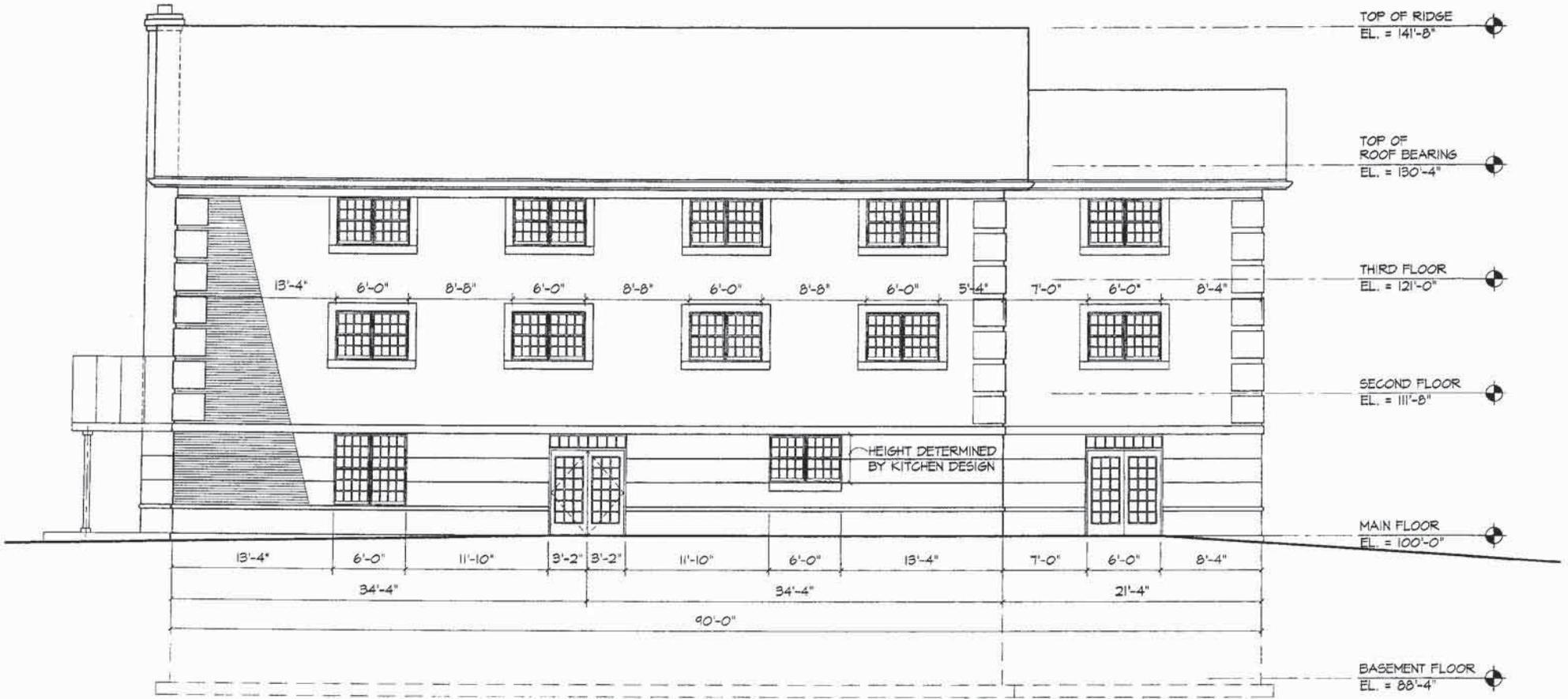


PROPOSED EAST ELEVATION
NABOR HOUSE FRATERNITY, URBANA, IL.
 SCALE: 1/8" = 1'-0" 0 1 2 4 8
 02-12-08 JOB #0532

PROPOSED WEST ELEVATION



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 Architecture • Engineering • Planning
 16 W. CHURCH STREET • CHAMPAIGN • ILLINOIS • 9820 • 27-99-0483

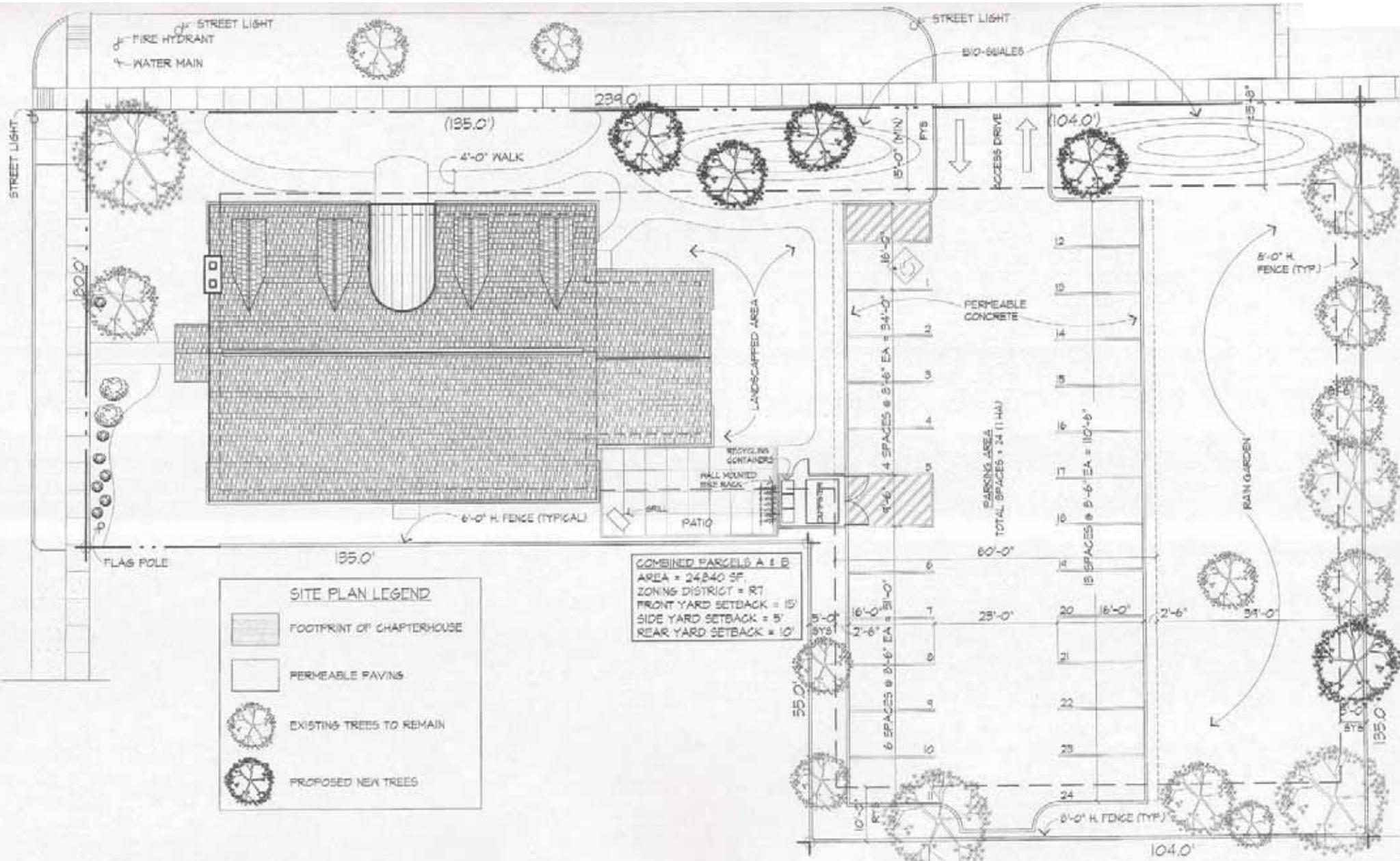


**PROPOSED SOUTH ELEVATION
NABOR HOUSE FRATERNITY, URBANA, IL.**

SCALE: 1/8" = 1'-0" 0 1 2 4 8
02-12-08 JOB #0532



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SITE PLAN LEGEND

-  FOOTPRINT OF CHAPTERHOUSE
-  PERMEABLE PAVING
-  EXISTING TREES TO REMAIN
-  PROPOSED NEW TREES

COMBINED PARCELS A & B
 AREA = 24,840 SF.
 ZONING DISTRICT = RT
 FRONT YARD SETBACK = 15'
 SIDE YARD SETBACK = 5'
 REAR YARD SETBACK = 10'

EXHIBIT C: Site Photos



Nabor House, 1002 S. Lincoln Avenue

West Elevation



Nabor House, Iowa Street

North Elevation



Vacant Lot, 805 W. Iowa Street

ORDINANCE NO. 2009-03-014

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(1002 South Lincoln Avenue and 805 West Iowa Street / Nabor House Fraternity -
Plan Case No. 2100-PUD-09)

WHEREAS, the Nabor House Fraternity proposes to establish a residential planned unit development (PUD) for property known as 1002 South Lincoln Avenue and 805 West Iowa Street in the R-7, University Residential Zoning District and the R-3, Single and Two-Family Residential Zoning District respectively; and

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a preliminary development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, the Nabor House Fraternity has submitted a preliminary development plan with two requested waivers for the proposed Nabor House Fraternity PUD; and

WHEREAS, after due publication, the Urbana Plan Commission on February 19, 2009 held a public hearing concerning the proposed preliminary development plan and voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the preliminary development plan for the Nabor House Fraternity with approval of the two requested waivers; and

WHEREAS, the approval of the preliminary development plan, with the waivers outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A preliminary development plan for the Nabor House Fraternity PUD, as attached hereto in Exhibit 1, is hereby approved for

property known as 1002 South Lincoln Avenue and 805 West Iowa Street including the approval of the following waivers:

1. Maximum height of 37 feet for a principal structure.
2. Floor area ratio of 0.66.

LEGAL DESCRIPTION:

Lot 1 and the North 12 feet of Lot 2 in Forest Park Addition to the City of Urbana, Champaign County, Illinois.

Permanent Parcel No.: 93-21-17-302-001

AND

Lots 7 and 8 in Forest Park Addition to the City of Urbana as recorded in Book D at Page 62, Champaign County, Illinois.

Permanent Parcel No.: 93-21-17-302-004

Section 2. 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).

PASSED by the City Council this ____ day of _____, 2009.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, 2009.

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 _____, 2009 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (1002 South Lincoln Avenue and 805 West Iowa Street / Nabor House Fraternity - Plan Case No. 2100-PUD-09) 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 _____, 2009 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.

DATED at Urbana, Illinois, this _____ day of _____, 2009

(SEAL)

Phyllis D. Clark, City Clerk

