



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Design Review Board

**FROM:** Marcus Ricci, Planner II

**DATE:** April 7, 2017

**SUBJECT:** **2017-LBDRB-01:** A request by Chris Saunders, Vision Housing, LLC, for design review of a residential development at 802, 804, and 806 South Lincoln Avenue and 809 West Nevada Street.

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### **Introduction**

Vision Housing, LLC, owner of 802-804-806 South Lincoln Avenue and 809 West Nevada Street has requested that the Design Review Board (DRB) review the design of a proposed 18-unit multi-family residential development at the subject property. The property is located in the Lincoln-Busey Corridor Design Review Overlay District. The proposed development meets all zoning requirements, including parking, building height, yard setbacks, buffer yards, screening, and landscaping, and appears to meet the intent of the *Lincoln-Busey Corridor Design Guidelines*.

### **Background**

The site is located at the southeast corner of South Lincoln Avenue and West Nevada Street (Exhibit A). The subject property is composed of four separate parcels totaling 27,247 square feet (0.63 acres). Existing buildings include two duplexes, an apartment building, and a rooming house, each with its own off-street parking area and areas of open space (Exhibit D.2. – Subject Property Photos). The site is adjacent to other apartment buildings, rooming houses, and fraternities/sororities to the north, east, and south, and single-family residences to the northeast and east. The site is currently served by public water, sanitary sewer, storm sewer, roadways and public transit. The proposed development will not exceed the capacities of the public sanitary sewers, storm sewers, or roads. The majority of the subject property – the west three parcels encompassing 80% of the land area – is in the R-5, Medium-High Density Multiple-Family Residential zoning district; the northeastern parcel is in the R-4 Medium-Density Multiple-Family Residential zoning district. Both districts permit Multifamily Dwellings by right.

The proposed activities include construction of a multi-family residential structure composed of 18 dwelling units of three- and four-bedroom configurations and a 33-space, off-street parking area (Exhibit B). The proposed structure would be three stories in height, with an L-shaped footprint of approximately 153 feet by 90 feet (21,993 square feet), facing South Lincoln Avenue

and West Nevada Street (Exhibit C, Sheet A1.G.). The primary entrance is located on West Nevada Street, secondary entrances are located on South Lincoln Avenue, and additional entrances are located on the south and east building faces.

The parking area is also L-shaped, with two rows of spaces separated by an aisle running north-south along the east side of the building and then continuing east-west along the south property line. The west row of the north-south parking area would be located under the upper building stories, providing nine covered parking spaces. The parking area also includes nine bicycle parking spaces, split between the southwest corner and northeast interior corner of the lot.

The submitted site plan shows a six-foot wood fence which screens the west, east, north, and south parking area faces from adjacent properties and streets. In addition to preserving the mature pin oak tree in the northwest corner of the subject property, the site plan shows installation of the three required shade trees bordering the parking area. The required open space areas include turf grass lawn areas and landscaping plants on the perimeters of the building and the wood fence interior (89% of open space), plus some pavement areas (11% of open space). In addition to providing the required off-street parking and open space, all other zoning requirements are met.

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 South Lincoln Avenue to the west, Illinois Street to the north, Busey Avenue to the east, and Pennsylvania Avenue to the south. The corridor is 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, this area 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.

According to Section XI-15.I. of the Urbana Zoning Ordinance, the Design Review Board must use the following Application Review Criteria for reviewing:

1. Applications must demonstrate conformance with the land use and development standards of the Urbana Zoning Ordinance.
2. Applications shall be reviewed and considered by the Design Review Board according to the criteria listed in the design guidelines enacted by the Urbana City Council for the specific geographic area in which the subject parcel is located. In reviewing development proposals, the Design Review Board shall determine conformance with the intent of the design guidelines as contained in the adopted design guidelines manual, as well as the overall compatibility of the proposal with the character of the neighborhood.

Following a public hearing, the Design Review Board shall vote on whether or not 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 four votes in total. According to Section XI-15.H.4. of the Zoning Ordinance, any person aggrieved

by an order, requirement, decision or condition of approval made by the Design Review Board may appeal to the Zoning Board of Appeals.

## Intent of the Design Guidelines

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

- Help ensure that future growth in the Lincoln-Busey Corridor is compatible with the existing built environment in the corridor, and
- 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

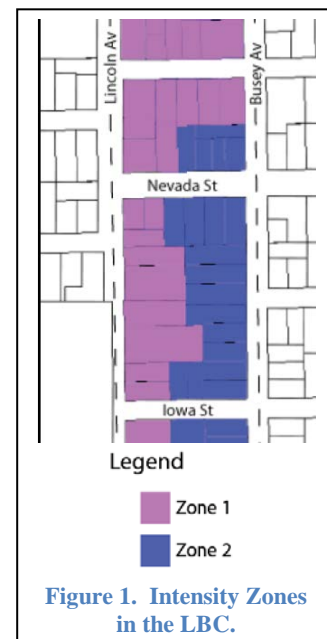
### Zone 1: Higher-Intensity Development Location

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 intent of the guidelines is to direct new construction and major renovations to incorporate design that is appropriate to the context of the proposed development and compatible with the adjacent neighborhood. These 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*.

Because much of the corridor is zoned for a higher urban intensity than single-family residential land use, the guidelines outline how a higher-intensity development can remain compatible in character with the single-family residential character of the neighborhood. To achieve compatibility, these guidelines address the façade zone, massing and scale, building orientation, patterns and rhythms, roof lines, window and door openings, outdoor living space, materials, landscaping, and parking.

As described in the guidelines, the Lincoln-Busey Corridor naturally subdivides into two zones with Lincoln Avenue and the higher intensity northern part of the corridor differing from the remainder of the corridor (see Figure 1.):

- Zone 1: Lincoln Avenue & Higher-Intensity Areas
- Zone 2: Busey Avenue & Lower-Intensity Areas



The zoning districts along Lincoln Avenue are generally of a higher intensity than those along Busey Avenue. Land uses along South Lincoln Avenue primarily consist of multi-family apartment buildings and fraternities/sororities, and the building masses are generally larger. Due to the higher-intensity nature of Zone 1, the guidelines allow projects proposed in Zone 1 to be of a larger scale than those proposed in Zone 2. The neighborhood and building character along Lincoln Avenue are more urban than in the rest of the corridor. Additionally, Lincoln Avenue is one of the major entryway corridors into the City.

The proposed project is located on Lincoln Avenue in the more-intensively developed Zone 1, abutting the lower-intensity Zone 2. When a project proposal is located on the east side of Lincoln Avenue, between Illinois Street and Pennsylvania Avenue, the guidelines require it be reviewed in the context of the other properties located in Zone 1. Specifically, when the guidelines call for compatibility with other structures on the block face, along a block, or on the block, proposals located in Zone 1 will be reviewed with reference to all structures on the east side of Lincoln for the block the parcel is in and for one block to the north and one block to the south. Additionally, because it is located on a corner of Lincoln Avenue, the compatibility area includes the easterly adjacent property: 811 West Nevada Street (Exhibit D.1. – Area of Comparison, Exhibit D.3. – Comparable Property Photos).

The following staff analysis details how the proposed development meets or does not fulfill the primary guidelines.

## **Design Guidelines**

### **Façade Zone:**

The proposed development fulfills the Façade Zone guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

#### *Encouraged*

- Street frontage façades have a coherently-designed arrangement of window and door openings, as well as visually interesting design details including cornices, bands, sills and various colors of brick.
- Street frontage façades use quality materials – brick and limestone – and the recessed doorways serve as focal points.
- All building faces are broken up with bays and recesses. Street façades are further enhanced with ornamental balconies supported by pilasters. Other architectural details include the use of multiple material colors and roof cornice styles to give the illusion of individual buildings, and the inclusion of contrasting colors of limestone bands and window frames.

#### *Discouraged*

- Rather than locating mechanicals in the façade zone, they will be located on the rooftop out of sight.
- Rather than locating parking in the façade zone, it is located behind the principal structure.

City staff recommend the DRB finds that the proposal meets the design guidelines for

Façade Zone.

**Massing and Scale:**

The proposed development fulfills the Massing and Scale guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

*Encouraged*

- Along South Lincoln Avenue, the proposed development’s overall height-to-width ratio (H:W) is 1:4, which is higher than those existing buildings to which the proposed development is to be compared; these comparables are listed in the table below. However, when viewed at the building section-level – based on the visual appearance of multiple buildings rather than as one unbroken building face – it drops to 1:¾, which is lower than the comparables’ H:W ratios. Along West Nevada Street, the proposed development’s overall H:W is 1:1½, which is lower than the comparables’ H:W; the visual segmentation further reduces this ratio to 1:1.

<b>South Lincoln Avenue Buildings</b>	<b>Height-to-width</b>	<b>Length</b>
<i>Subject property</i>	1:4 (overall) 1:¾ (sections)	153’ (overall) 21’, 24’, 43’, 43’ (sections)
811 West Oregon	1:3	84’
704 South Lincoln	1:2	34’
812 West Nevada	1:2	70’
808 South Lincoln	1:1¼	46’
902 South Lincoln	1:1¾	61’
904 South Lincoln	1:1⅔	80’
908 South Lincoln	1:1¼	36’
810 West Iowa	1:1	38’
<b>West Nevada Street Buildings</b>	<b>Height-to-width</b>	<b>Length</b>
<i>Subject property</i>	1:1½ (overall) 1:1	90’ (overall) 42’, 42’ (sections)
807 West Nevada	1:1½	53’

- The proposed development’s overall size would make it the longest building along South Lincoln Avenue, amongst the comparables (see above table). However, the building’s articulation and the variations of materials and cornice styles would make it appear similar in scale to the much narrower buildings at 808 and 908 South Lincoln Avenue and 810 West Iowa (northeast corner of South Lincoln and West Iowa).
- Similarly, along West Nevada Street, the proposed development is longer than the building at 807 West Nevada, but appears narrower due to the articulation and variation.
- The proposed roof line is comparable in height to others on the neighboring block faces. The flat roof is similar to those at 811 West Oregon and 902 South Lincoln.

*Discouraged*

- Rather than presenting blank wall faces, the proposed development uses building articulation and variations in materials and colors to break up the wall faces.

- Rather than drastically altering the skyline with an overly tall roofline, the proposed development’s roofline aligns with the neighboring buildings.

City staff recommend the DRB finds that the proposal meets the design guidelines for Massing and Scale.

**Building Orientation:**

The proposed development fulfills the Building Orientation guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

*Encouraged*

- The proposed development orients its primary entrance towards West Nevada Street and its secondary entrances towards South Lincoln Avenue. The primary entrance is distinguished by an address sign of wrought-iron construction or appearance while its secondary entrances are distinguished by their architecturally-detailed doors.

*Discouraged*

- Rather than creating “blank walls” on the front façade, the proposed development has a coherent pattern of window and door openings and uses building articulation and variation in materials and colors to create a detailed and visually interesting façade.
- The front façade incorporates an outdoor courtyard living space to help conceal the wide entryway to two ground-level private balconies, in order to reduce the appearance of a faux entry.

City staff recommend the DRB finds that the proposal meets the design guidelines for Building Orientation.

**Patterns & Rhythms:**

The proposed development fulfills the Patterns & Rhythms guideline by implementing several *Encouraged* guidelines in the following ways; these same practices also avoided the *Discouraged* guidelines:

*Encouraged*

- The proposed development’s orientation and placement reflect those of the buildings on the adjacent blocks: square within their lots with front yard setbacks equal or greater than the average of those of buildings on the block face.
- The inclusion of recesses for entrance doors and patios mirrors the similar pattern of bays and recesses of adjacent buildings (808 South Lincoln), while the southern open space reinforces the existing rhythm of solids-to-voids created by the existing buildings and open spaces along the block faces.
- The preservation of the mature pin oak at the street corner and the addition of shrubs and live landscape elements on the perimeters of the building and the wood fence interior break up the hard lines of the building, helping it blend into the block.
- The contrasting colors of brick and trim break up the mass of the building into visually smaller, more compatible pieces, while the use of high-quality materials – brick and

limestone – and the classic lines and architectural details of cornices, bands and sills are similar to those of the neighboring building at 808 South Lincoln.

City staff recommend the DRB finds that the proposal meets the design guidelines for Patterns & Rhythms.

**Roof Lines:**

The proposed development fulfills the Roof Lines guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

*Encouraged*

- The proposed roof line is comparable in height to the relevant comparable buildings. It would be three feet shorter than the adjacent three-story 808 South Lincoln Avenue building and nine feet taller than the adjacent two-story 811 West Nevada Street building.

*Discouraged*

- Although the roof pitch is zero and the ratio of front wall surface to visible roof surface is greater than 3:2, the flat roof's pitch is similar to those at 811 West Oregon and 902 South Lincoln and is in character with the classic lines of the proposed building's architectural style.
- Rather than having a single, unbroken roofline, the articulation of the building and the mix of cornice styles help break it into smaller segments.

City staff recommend the DRB finds that the proposal meets the design guidelines for Roof Lines.

**Window & Door Openings:**

The proposed development fulfills the Window & Door Openings guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

*Encouraged*

- The façades have a consistent rhythm of window and door openings which is very similar to adjacent buildings, in addition to being generally compatible with other buildings on the adjacent block faces.
- The building faces, including the façade zones, are designed with a balanced, rhythmic pattern of vertically-oriented windows, which is compatible with that of the existing architecture on the block.
- The window openings reflect the building's architectural style and are in proportion in size and scale to other openings in the facade.
- Windows and doors are in character with the proposed building's character and style.

*Discouraged*

- Rather than using sliding patio doors in the façade zone, the proposed development uses insulated, paneled doors,
- Although the windows are not "true divided-light" units, they are double-glazed, insulated units with between-glazing framing.

City staff recommend the DRB finds that the proposal meets the design guidelines for Window & Door Openings.

**Outdoor Living Space:**

The proposed development fulfills the Outdoor Living Space guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

*Encouraged*

- The proposed building’s South Lincoln Avenue façade will have an outdoor courtyard living area as its focal point and will be equipped with benches and landscaping to act as a common space for residents and guests (Exhibit C, Sheet A1.3.).
- The proposed private balconies do not dominate the façade zone, and are oriented or screened so that they are not visible to passersby.
- There are no sliding glass doors on the ground floor that are visible in the façade zones.
- There are two large landscaped lawns areas on the west and north sides of the building and smaller landscaped areas adjacent to the parking area. Some areas are visible to the public while others are set back in the rear yard.

*Discouraged*

- Rather than facing single-family residences, all stairways are internal.
- Rather than using sliding glass doors on the ground floor, the proposed development uses insulated, paneled doors,
- Rather than abutting single-family residences, balconies face the street in order to protect the privacy of future occupants and neighbors.

City staff recommend the DRB finds that the proposal meets the design guidelines for Outdoor Living Space.

**Materials:**

The proposed development fulfills the Materials guideline by implementing several *Encouraged* guidelines in the following ways; these same practices also avoided all of the *Discouraged* guidelines:

*Encouraged*

- The proposed development will be clad in long-lasting and durable exterior materials, including brick and limestone on the south, west and north faces and fiber cement lap siding on the east face. These materials are similar in quality and durability to the brick found in the neighboring building at 808 South Lincoln Avenue, as well as to the stucco exterior found on the easterly adjacent 811 West Nevada Street.
- Variation in brick color will be coordinated with and enhance the variations in roof cornice styles.
- Pairing of upper brick cladding with lower limestone cladding and bands will provide ample detail to break up the building faces.
- The six-foot opaque fence screening the east, north and south faces of the parking area will be made of wood.



- Address signage over the West Nevada Street entrance door will be wrought iron in construction or appearance.

City staff recommend the DRB finds that the proposal meets the design guidelines for Materials.

**Landscaping:**

The proposed development fulfills the Landscaping guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

*Encouraged*

- The mature pin oak tree at the Lincoln-Nevada corner of the proposed developments will be preserved (Exhibit C, Sheet A1.G).
- Three shade trees will be planted around the parking lot; some may serve as shade for outdoor living spaces.
- Building faces and portions of the fence line will be enhanced with a variety of shrubs and herbaceous species, while maintaining safe pedestrian and automobile traffic circulation on and off private property.

*Discouraged*

- Rather than being visible to passersby, mechanical equipment will be located on the rooftop and not require screening.
- Rather than using excessive amounts of pavement, the proposed development will install a mix of turf areas, border shrubbery and plants, and keep pedestrian-oriented pavement to less than 12% of the total open space, much less than the 50% permitted.

City staff recommend the DRB finds that the proposal meets the design guidelines for Landscaping.

**Parking Areas:**

The proposed development fulfills the Parking Areas guideline by implementing several *Encouraged* guidelines while avoiding *Discouraged* guidelines in the following ways:

*Encouraged*

- The on-site, off-street automobile parking area will be located behind the main structure in the southeast portion of the subject property. Two bicycle parking areas totaling nine spaces will be located at the rear of the building and on the south side of the building.
- The automobile parking area and the eastern bicycle parking area will be screened from adjacent properties and the street by a six-foot wood fence.

*Discouraged*

- Rather than elevating the building to allow visible parking at grade, the first floor apartments would conceal the parking area, while the upper building stories overhang the western row of parking, providing some cover for and concealment of that row of cars.

- Rather than installing extensive parking or excessive pavement, the proposed development provides the minimum amount of required parking in a compact pattern which minimizes its expanse.

City staff recommend the DRB finds that the proposal meets the design guidelines for Parking Areas.

## **Sustainability**

In pursuit of its commitment to reducing its environmental footprint, the City of Urbana includes a sustainability component in the guidelines. This section should be considered as direction for “best practices,” rather than being considered as integral to the evaluation of a proposed project’s design. The proposed development incorporates Sustainability by implementing several *Encouraged* guidelines while avoiding *Discouraged* practices:

### *Encouraged*

- LED parking lot lighting fixtures will be equipped with full cut-off and bollard lighting will be downward-facing to reduce light pollution.
- Bicycle parking will be provided in multiple locations for ease of access.
- The mature pin oak tree will be conserved.

### *Discouraged*

- Although the estimated parking demand may be lower due to the projected occupant demographic, the provision of bicycle parking, and the proximity of transit service, the proposed development provides the minimum amount of required parking and keeps open space pavement to well below the permitted amount.

City staff recommend the DRB finds that the proposal incorporates several best practices for Sustainability.

## **Options**

In LBDRB-2017-01, 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 revise the plans, 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.

## 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 LBDRB-2017-01 with the following conditions:

1. Construction of the proposed building and parking area shall be in general compliance with the attached site plan, elevations, and architectural renderings entitled "Lincoln + Nevada Development Design Review Application" and dated April 4, 2017. Any significant deviation from these plans and renderings shall require consideration by the Design Review Board.
2. A landscape plan shall be submitted providing a list of number and general location of trees, shrubs, and other plants, subject to approval of the Zoning Administrator. This landscape plan shall include the methods for tree protection during construction for the northwest corner pin oak, determined in consultation with the City Arborist.

Prepared by:

A handwritten signature in black ink that reads "Marcus Ricci". The signature is written in a cursive, flowing style.

Marcus Ricci, Planner II

Att: Exhibit A: Location Map  
Exhibit B: Application  
Exhibit C: Site Plan and Architectural Renderings  
Exhibit D: Area of Comparison; Subject Property and Comparable Property Photos

cc: Chris Saunders, Owner, Vision Housing, LLC  
Jacob Unzicker, Vice President, Mode3 Architects



# Exhibit A: Location & Existing Land Use Map



Case: 2017-LBDRB-01  
 Subject: Lincoln-Busey Corridor Design Review Board  
 Location: 802, 804, 806 S. Lincoln Ave. & 809 W. Nevada St.  
 Petitioner: Chris Saunders, Vision Housing, LLC

 Subject Property



# Exhibit B. Application



## Application for Design Review Approval

**DESIGN  
REVIEW  
BOARD**

**BOARD REVIEW FEE - \$150.00 *or*  
ADMINISTRATIVE REVIEW FEE - \$50.00**

The Applicants are responsible for paying the cost of legal publication fees as well. Estimated costs for these fees usually run between \$75.00 and \$225.00. 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. APPLICANT CONTACT INFORMATION**

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

Address (*street/city/state/zip code*): 510 South Neil Street, Champaign, IL 61820

Email Address: chris@greentrealty.com

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

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

**2. OWNER INFORMATION**

Name of Owner(s): Vision Housing, LLC Phone: 217-356-8750

Address (*street/city/state/zip code*): 510 South Neil Street, Champaign, IL 61820

Email Address: chris@greentrealty.com

**3. PROPERTY INFORMATION**

Location of Subject Site: 809 West Nevada Street | 802, 804, 806 South Lincoln Avenue

PIN # of Location: 92-21-17-154-002 | 92-21-17-154-001 | 92-21-17-154-007 | 92-21-17-154-008

Lot Size: 27,247 sf (0.62 acre)

Current Zoning Designation: R-4 (809 West Nevada Street) and R-5 (802, 804, 806 South Lincoln Avenue)

Current Land Use (*vacant, residence, grocery, factory, etc*): Multi-Family Residential

Proposed Land Use: Multi-Family Residential

# Exhibit B. Application

Present Comprehensive Plan Designation: Future Land Use is mixture of High Density Residential and Single Family Residential

How does this request conform to the Comprehensive Plan? This request conforms to the Comprehensive Plan Use.

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

**Please see attached 'Exhibit A'.**

## 4. CONSULTANT INFORMATION

**Name of Architect(s):** Mode 3 Architecture **Phone:** 217-355-8731

**Address (street/city/state/zip code):** 301 North Neil Street, Suite 400, Champaign, IL 61820

**Email Address:** josh@mode3arch.com

**Name of Engineers(s):** BKB Engineering **Phone:** 217-351-2971

**Address (street/city/state/zip code):** 301 North Neil Street, Suite 400, Champaign, IL 61820

**Email Address:** bbradshaw@bkbeng.com

**Name of Surveyor(s):** BKB Engineering **Phone:** 217-351-2971

**Address (street/city/state/zip code):** 301 North Neil Street, Suite 400, Champaign, IL 61820

**Email Address:** bbradshaw@bkbeng.com

**Name of Professional Site Planner(s):** **Phone:**

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

**Email Address:**

**Name of Attorney(s):** Rick Aeilts / Paul Cole **Phone:** 217-351-4040

**Address (street/city/state/zip code):** 401 West University Avenue, Champaign, IL 61820

**Email Address:**

## 5. PROPOSED WORK FOR WHICH DESIGN REVIEW IS BEING REQUESTED

Describe and/or illustrate fully the proposed work to be done: *(Plans associated with building permit applications can be referenced. If approval of an addition or detached accessory building is requested, submit a site plan showing the measurements of the lot, the existing buildings and proposed changes and the front, back and side yard setbacks. If approval of a demolition is being requested, submit a site plan of the property and the structure(s) to be demolished.)*

**The Proposed Project consists of the removal of several aging multi-tenant houses to create space for the construction of a new multi-family residential structure. Please refer to the attached plans and other exhibits for further information.**

# Exhibit B. Application

## 6. DESIGN REVIEW CRITERIA

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.

How does this project conform to the intent of the applicable design guidelines as contained in the adopted design guidelines manual?

**The project has been designed in conformance with the recommendations contained within the twelve guideline categories, including Massing + Scale, Patterns + Rhythms, Roof Lines, Window + Door Openings and Materials. Drawings have been included here to illustrate the proposed design in detail.**

How does the project demonstrate compatibility with the overall character of the neighborhood?

**The project provides a residential use in a density consistent with current and future zoning, while the structure itself is confined to a scale that blends very well to those of adjacent properties. The structure is also subdivided into distinct volumes, each with roof lines, materials and fenestration that correlate to the surrounding context. Parking is effectively screened from the street and adjoining properties and generous setbacks with landscaping provide a consistent theme with the rest of the neighborhood.**

Has the project been prepared in conformance with the land use and development standards of the Urbana Zoning Ordinance?

**Yes, the project has been prepared in conformance with the land use and development standards of the Urbana Zoning Ordinance. The project makes no variance requests.**

Time schedule for development *(if applicable)*:

**Please see attached 'Exhibit C'.**

Additional exhibits submitted by the applicant:

Drawing A1.G Site Plan + Ground Floor Plan

Drawing A1.1 Second + Third Floor Plans

Drawing A1.2 Exterior Perspective Views

Drawing A1.3 Exterior Perspective + Elevation Views

'Exhibit A' Legal Description | 'Exhibit B' Lincoln and Nevada Setback Calculations | 'Exhibit C' Development Schedule

'Exhibit D' Existing Structures | 'Exhibit E' Adjacent Parcels and Structures

***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.***

# Exhibit B. Application

## 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

REVISED  
3-31-17  
Date

## PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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



# Exhibit B. Application

## FOR OFFICE USE ONLY:

### ZONING ADMINSTRATOR AND CHAIR REPORT

#### Review Determination:

- EXEMPT PROJECT. The proposed work described in this application, and/or illustrated in drawings or plans attached as part of this application are exempt as defined by the Zoning Ordinance.
- ADMINISTRATIVE REVIEW. The proposed work described in this application, and/or illustrated in drawings or plans attached as part of this application requires administrative review as defined by the Zoning Ordinance.
- BOARD REVIEW. The proposed work described in this application, and/or illustrated in drawings or plans attached as part of this application requires review by the Design Review Board as defined in the Zoning Ordinance. This application is hereby forwarded to the Urbana Design Review Board for review and determination.

Zoning Administrator (or designee) \_\_\_\_\_ Date \_\_\_\_\_

Board Chair \_\_\_\_\_ Date \_\_\_\_\_

#### DESIGN REVIEW DETERMINATION FOR ADMINISTRATIVE REVIEW:

- The project described in this application, and/or illustrated in drawings or plans attached as part of this application conforms to the review criteria established in the associated design guidelines.

Design Review Approval is hereby issued for work described in this application only.

- The project described in this application, and/or illustrated in drawings or plans attached as part of this application do not conforms to the review criteria established in the associated design guidelines.

Design Review Approval is hereby denied. At the request of the applicant, this application may be forwarded to the Design Review Board for review and consideration.

Zoning Administrator (or designee) \_\_\_\_\_ Date \_\_\_\_\_

Board Chair \_\_\_\_\_ Date \_\_\_\_\_

# Exhibit B. Application



## Site Plan Checklist for Applicant

## DESIGN REVIEW BOARD

**Date of Application:** \_\_\_\_\_

**Name of Development:** \_\_\_\_\_

**Location:** \_\_\_\_\_

Please complete the following checklist by checking all appropriate spaces to indicate the requested information is shown on the attached Site Plan in compliance with the Urbana Zoning Ordinance. In some cases, all of the requested information may not need to be shown. Please check with the City Planner at 217-384-2440 if you have questions about what should be shown. The City also recommends the use of two pages for the Site Plan, one to show the existing site and another to show the proposed site.

### **Applicant Information Requested**

Completed application form with Site Plan.

Site Plan shall be at a graphic scale of no less than one inch per ten feet and must contain the following information:

Size and dimensions of the parcel to be developed, drawn to scale;

Location and widths of adjacent rights-of-way, sidewalks, and street pavement;

Identification of neighboring property owners listed on the application;

Location of all existing structures on the parcel;

Location of adjacent parcels and structures;

Location and size of proposed structures or additions to be built on the parcel including proposed setbacks from the property lines;

Floor plans;

Location and layout of any proposed access drives, parking area and walkways;

Location of existing trees and shrubs and proposed landscaping;

Relevant site details including lighting, dumpster locations, signage, and other features;

Elevation renderings of the proposed structures or additions indication the proposed materials to be used in construction;

Detail view drawings as necessary to show key design elements; and

Site data, including lot area, building square footage, floor area ration, open space ratio, height, number of parking spaces and number of apartment units (if multi-family).

Include a space for the signature of the Chairman of the Design Review Board indicating approval of the proposed Site Plan.

# Exhibit B. Application

I understand that the information shown on the application and accompanying documents as requested in this Checklist is correct to the best of my knowledge and that any incomplete or incorrect information may cause a delay in the review of my application.

---

Applicant

---

Date

04 000 0. LINCOLN 0.450

# Exhibit B. Application

LEGAL Description

## EXHIBIT "A"

### Tract 1:

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

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

804 S Lincoln

### Tract 2:

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

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

806 S Lincoln

The North 90 feet of Lot 69 in T.S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at Page 270, situated in Champaign County, Illinois.

Commonly known as 809 W. Nevada, Urbana, Illinois 61801

Permanent Index No. 92-21-17-154-002

The North 90 feet of Lot 70 in Block 6 of T.S. Hubbard's Elmwood Addition to the City of Urbana, situated in Champaign County, Illinois, as recorded July 13, 1906 as Document Number 53961 in Plat Book "B" at Page 270, situated in Champaign County, Illinois.

Permanent Index Number: 92-21-17-154-001

Address: 802 S. Lincoln, Urbana, Illinois, 61801

# Exhibit B Application

## Lincoln and Nevada Development Project

Setback Calculation (by weighted average of existing setbacks)

### Lincoln Avenue Setbacks (Lincoln Avenue, from Nevada St. to Iowa St., east only)

Address	Lot Width	Setback	Factor	Factored Setback
Subject Property	195.67 ft	15.00 ft	0.32	4.83 ft
808 S. Lincoln	112.33 ft	32.51 ft	0.18	6.01 ft
902 S. Lincoln	70.00 ft	19.55 ft	0.12	2.25 ft
904 S. Lincoln	113.00 ft	76.90 ft	0.19	14.29 ft
908 S. Lincoln	58.00 ft	32.76 ft	0.10	3.13 ft
810 W. Iowa	59.00 ft	20.14 ft	0.10	1.95 ft
All	608.00 ft		1.00	32.46 ft

Use: **25.00 ft.**

### Nevada Street Setbacks (Nevada Street, from Lincoln to Busey Ave., north and south)

Address	Lot Width	Setback	Factor	Factored Setback
Subject Property	122.00 ft	15.00 ft	0.33	4.96 ft
807 W. Nevada	61.00 ft	23.78 ft	0.17	3.93 ft
805 W. Nevada	61.00 ft	24.00 ft	0.17	3.97 ft
803 W. Nevada	61.00 ft	33.53 ft	0.17	5.54 ft
801 W. Nevada	64.17 ft	23.71 ft	0.17	4.12 ft
All	369.17 ft		1.00	22.51 ft

Use: **22.51 ft.**

# **Exhibit B. Application**

## **EXHIBIT C**

### **Lincoln and Nevada Project Anticipated Development Schedule**

April 2017 – Design Review Board Meeting and Approval

May 2017 – Demolition of 802, 804 and 806 South Lincoln

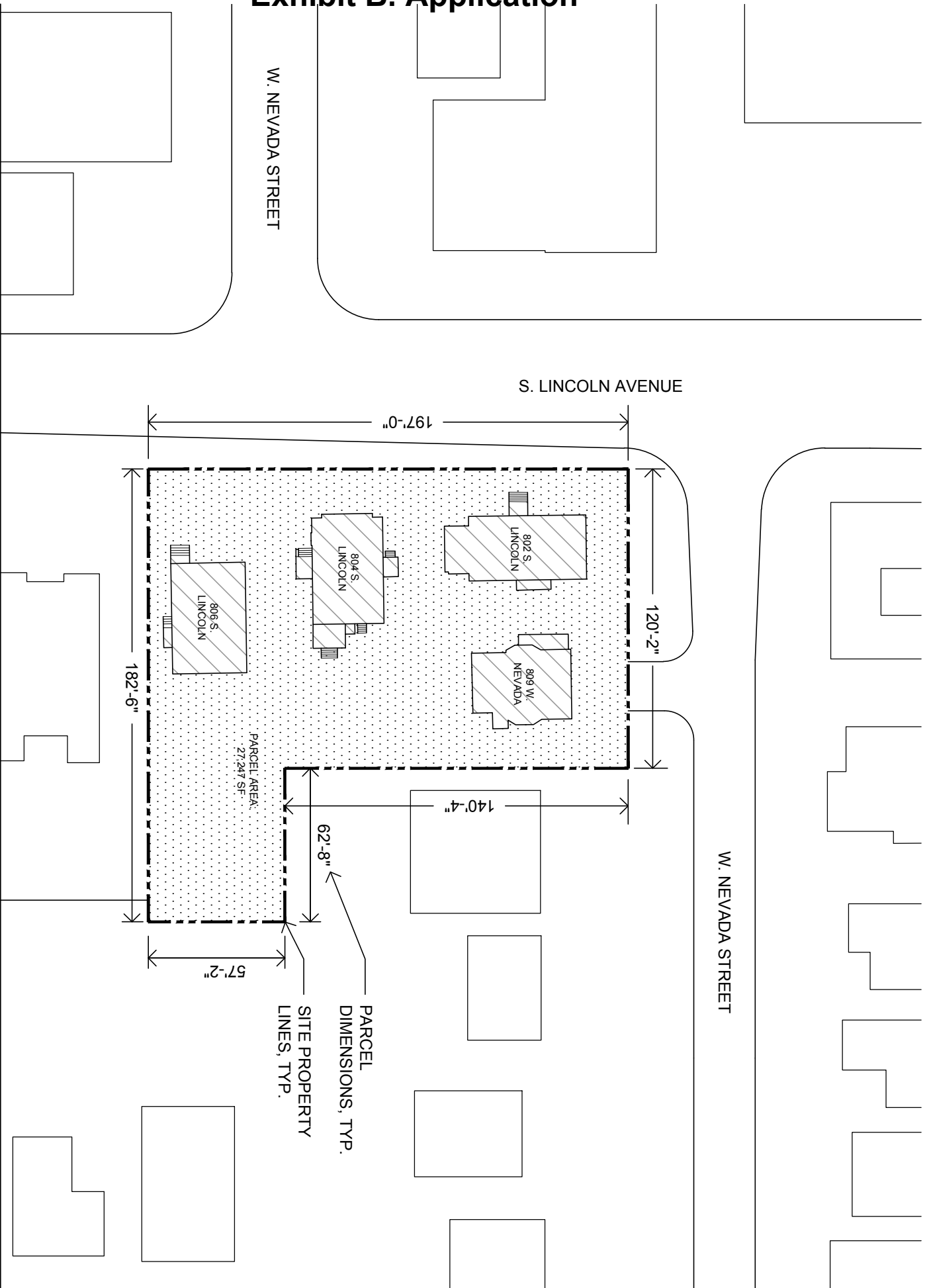
August 2017 – Demolition of 809 West Nevada

August/September 2017 – Construction Begins

August 2018 – Occupancy

# Exhibit B. Application

LINCOLN + NEVADA DEVELOPMENT  
802, 804, 806 S LINCOLN + 809 W NEVADA  
URBANA, ILLINOIS



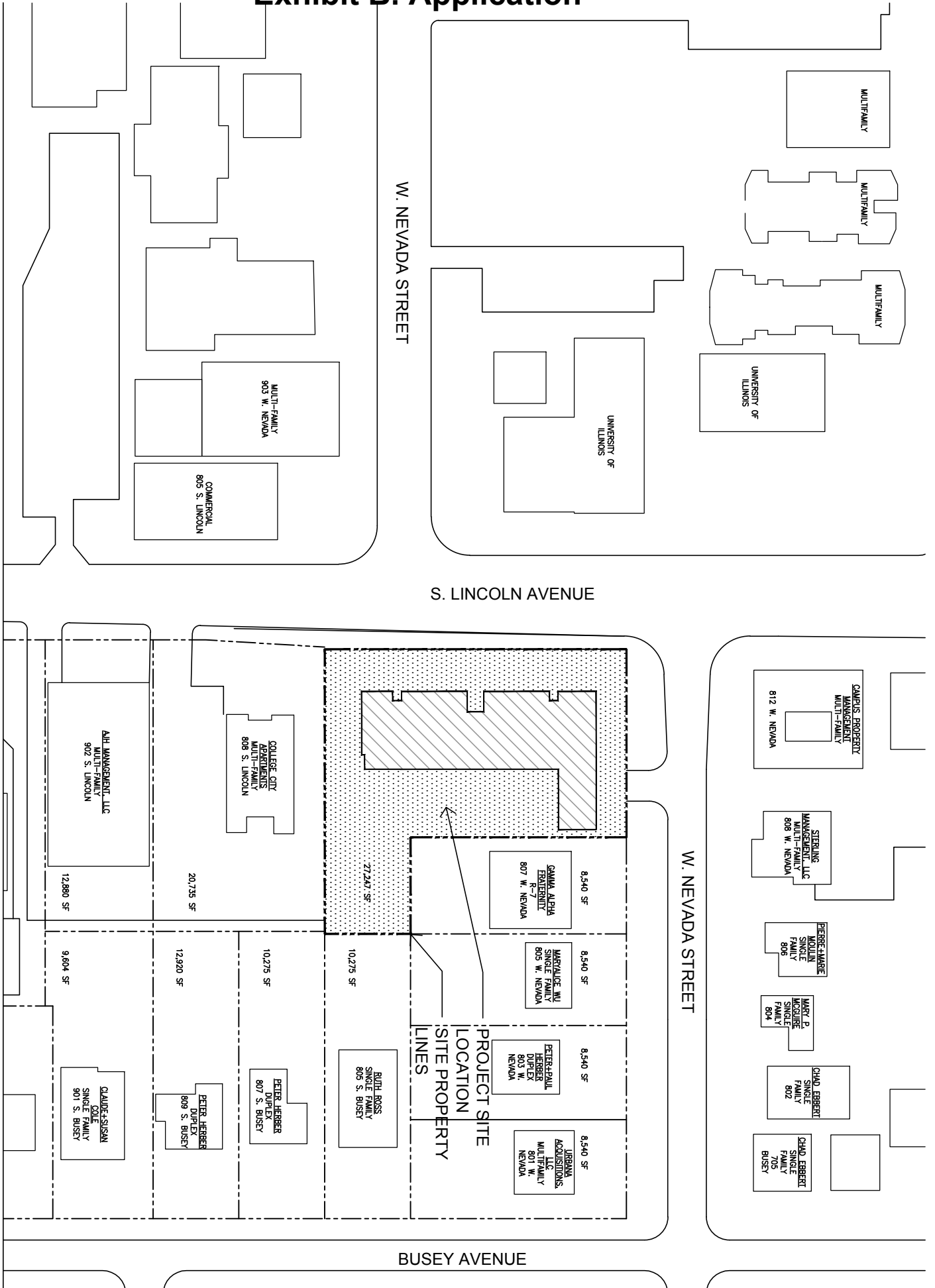
## EXISTING STRUCTURES SITE PLAN EXHIBIT

NORTH

SCALE: NTS  
APRIL 4, 2017

D

# Exhibit B. Application



LINCOLN + NEVADA DEVELOPMENT  
 802, 804, 806 S LINCOLN + 809 W NEVADA  
 URBANA, ILLINOIS

## ADJACENT PARCELS AND STRUCTURES SITE PLAN EXHIBIT

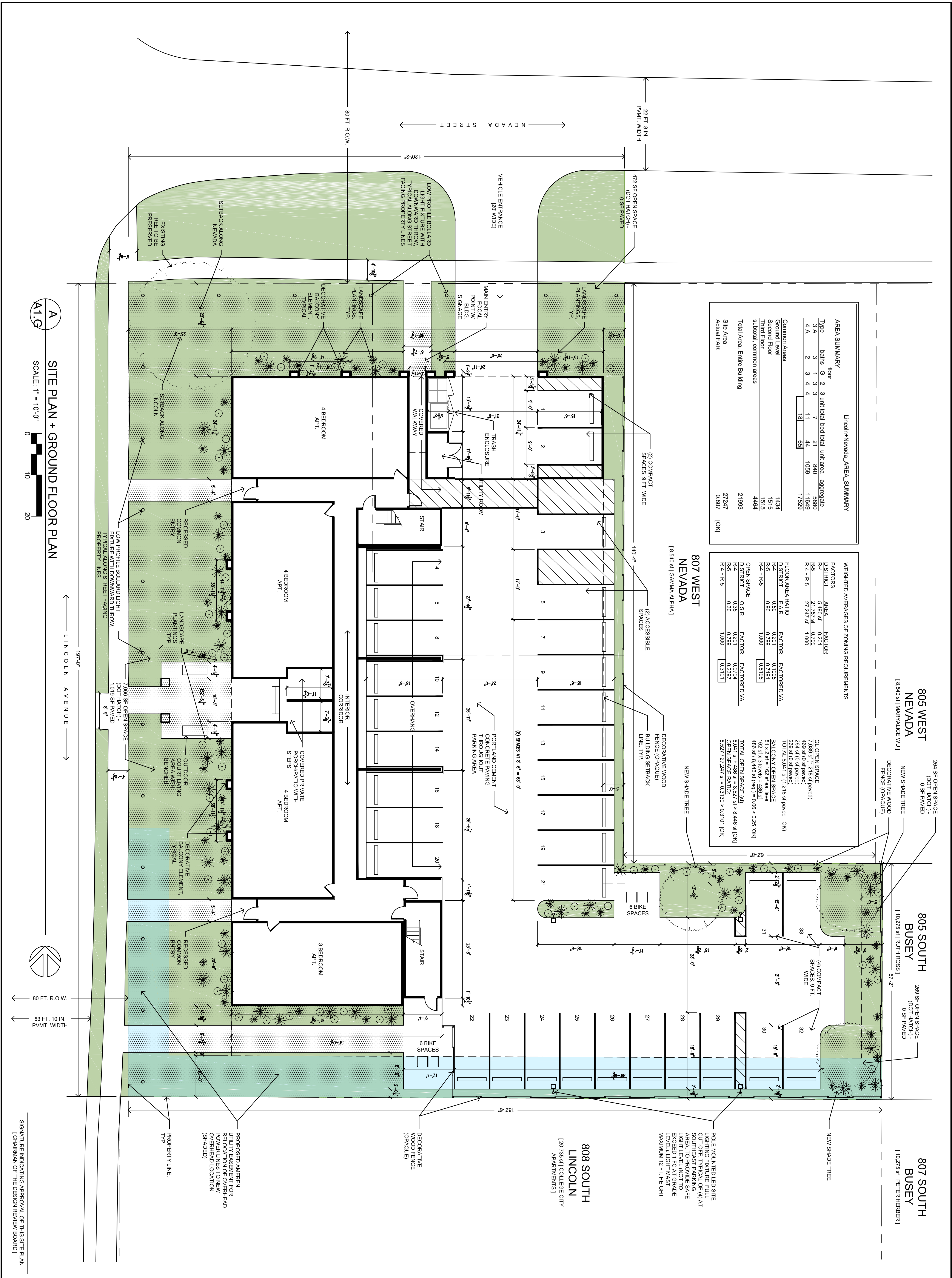


SCALE: NTS  
 APRIL 4, 2017

E



# Exhibit C. Site Plans and Architectural Renderings



**Lincoln+Nevada AREA SUMMARY**

Type	Count	Unit total	bed total	unit area	aggregate
3 A	3	1	3	7	840
4 A	2	3	4	4	1169
				18	69
<b>Common Areas</b>					1434
Ground Level					1915
Second Floor					1915
Third Floor					1915
Subtotal, common areas					4164
<b>Total Area, Entire Building</b>					21983
Site Area					27247
Actual FAR					0.807

**WEIGHTED AVERAGES OF ZONING REQUIREMENTS**

FACTORS	AREA	FACTOR
DISTRICT	5,490 sf	0.201
R-4	21,757 sf	0.799
R-4 + R-5	27,247 sf	1.000

FLOOR AREA RATIO	F.A.R.	FACTOR	FACTORED VAL.
R-4	0.50	0.201	0.1005
R-5	0.90	0.799	0.7191
R-4 + R-5	1.000	1.000	0.8196

OPEN SPACE	O.S.R.	FACTOR	FACTORED VAL.
DISTRICT	0.35	0.201	0.0704
R-4	0.30	0.799	0.2387
R-4 + R-5	1.000	1.000	0.3101

**807 WEST NEVADA**  
[ 8,540 sf | GAMMA ALPHA ]

GL OPEN SPACE	F.A.R.	FACTOR	FACTORED VAL.
7,939 sf (1,218 sf paved)	0.201	0.201	0.0406
469 sf (0 sf paved)	0.799	0.799	0.3888
269 sf (0 sf paved)	1.000	1.000	0.2690
<b>TOTAL 8,041 sf (1,218 sf paved) - OK!</b>			

BALCONY OPEN SPACE	F.A.R.	FACTOR	FACTORED VAL.
812 x 3 levels = 486 sf	0.201	0.201	0.0976
486 sf (0 sq. level)	0.799	0.799	0.3888
<b>TOTAL 8,446 sf (0.28) - OK!</b>			

TOTAL OPEN SPACE (sf)	O.S.R.	FACTOR	FACTORED VAL.
8,041 sf + 486 sf = 8,527 sf	0.201	0.201	0.0704
8,527 / 27,247 sf = 0.3130	0.799	0.799	0.2387
<b>8,527 / 27,247 sf = 0.3130 &gt; 0.3101 - OK!</b>			

**805 SOUTH BUSEY**  
[ 10,275 sf | RUTH ROSS ]

GL OPEN SPACE	F.A.R.	FACTOR	FACTORED VAL.
7,939 sf (1,218 sf paved)	0.201	0.201	0.0406
469 sf (0 sf paved)	0.799	0.799	0.3888
269 sf (0 sf paved)	1.000	1.000	0.2690
<b>TOTAL 8,041 sf (1,218 sf paved) - OK!</b>			

BALCONY OPEN SPACE	F.A.R.	FACTOR	FACTORED VAL.
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8,041 sf + 486 sf = 8,527 sf	0.201	0.201	0.0704
8,527 / 27,247 sf = 0.3130	0.799	0.799	0.2387
<b>8,527 / 27,247 sf = 0.3130 &gt; 0.3101 - OK!</b>			

**808 SOUTH LINCOLN**  
[ 20,795 sf | COLLEGE CITY APARTMENTS ]

GL OPEN SPACE	F.A.R.	FACTOR	FACTORED VAL.
7,939 sf (1,218 sf paved)	0.201	0.201	0.0406
469 sf (0 sf paved)	0.799	0.799	0.3888
269 sf (0 sf paved)	1.000	1.000	0.2690
<b>TOTAL 8,041 sf (1,218 sf paved) - OK!</b>			

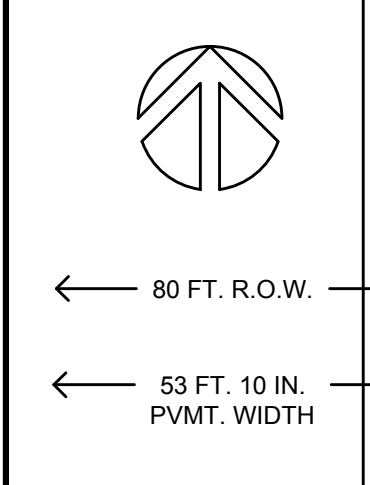
  

BALCONY OPEN SPACE	F.A.R.	FACTOR	FACTORED VAL.
812 x 3 levels = 486 sf	0.201	0.201	0.0976
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8,527 / 27,247 sf = 0.3130	0.799	0.799	0.2387
<b>8,527 / 27,247 sf = 0.3130 &gt; 0.3101 - OK!</b>			

**A1.G**  
SITE PLAN + GROUND FLOOR PLAN  
SCALE: 1" = 10'-0"  
0 10 20



SIGNATURE INDICATING APPROVAL OF THIS SITE PLAN  
[ CHAIRMAN OF THE DESIGN REVIEW BOARD ]

No.	DATE	DESCRIPTION
04.04.17		PLANNING COMMENTS

DESIGN REVIEW APPLICATION	REVISIONS OR ADDED SHEETS

DATE: MARCH 22, 2017

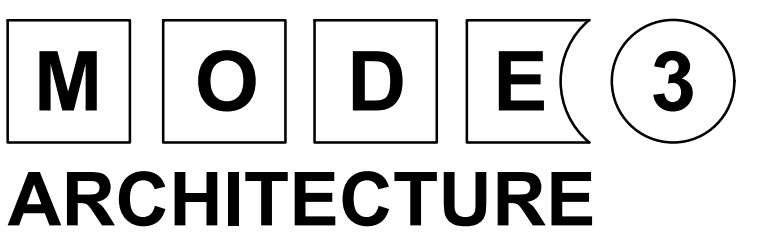
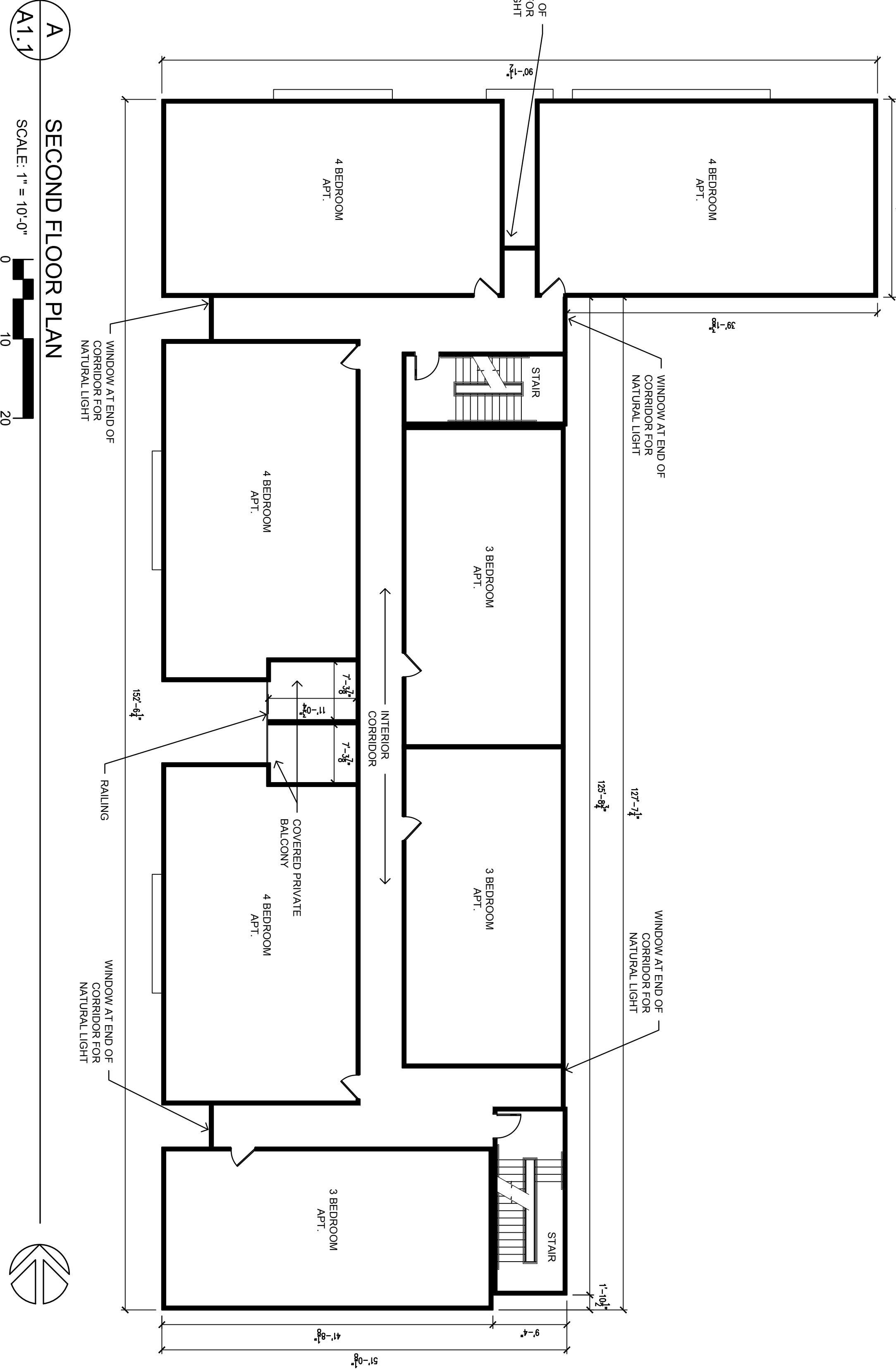
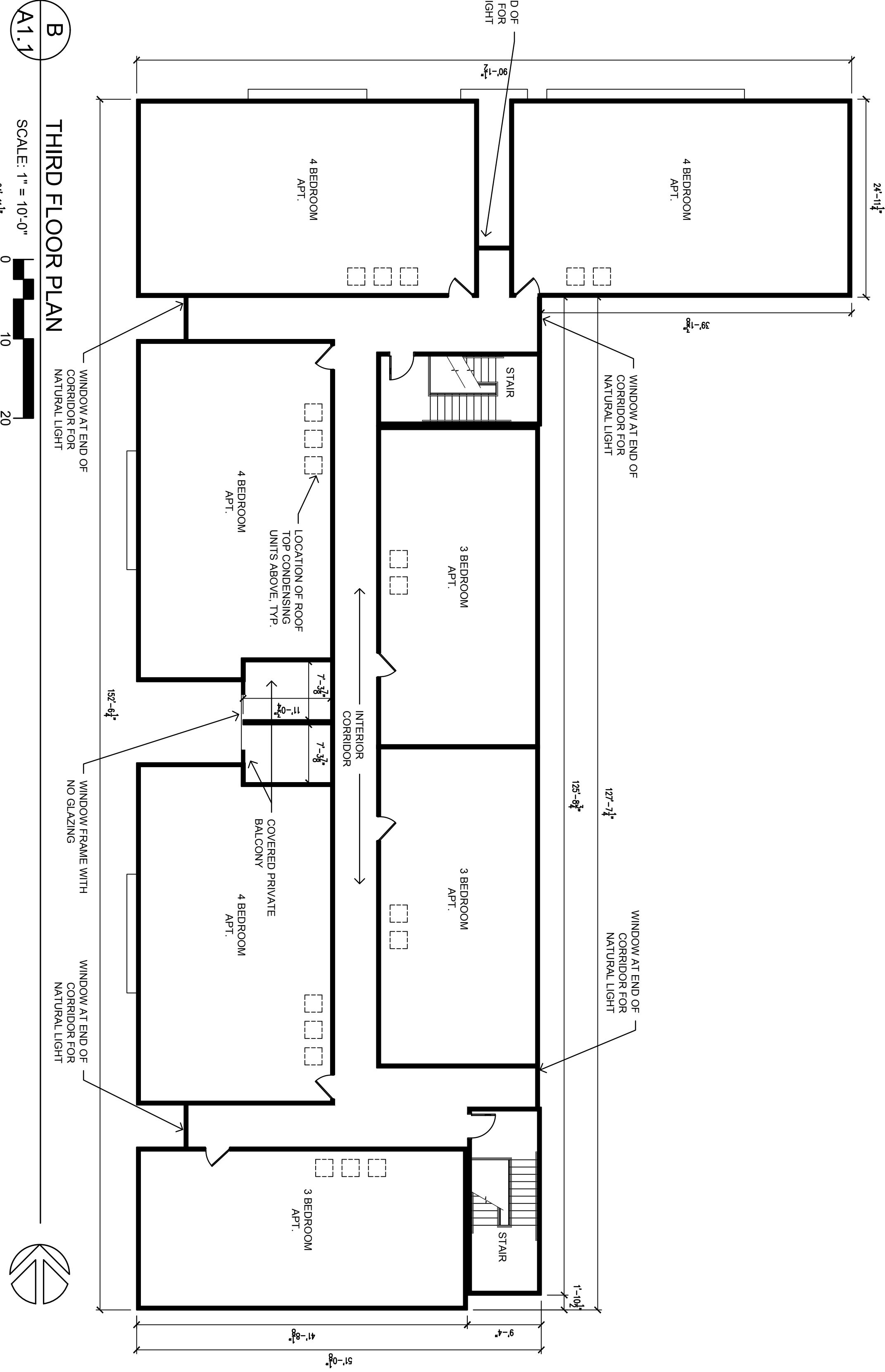
**A1.G**

SHEET #

PROJECT TITLE:  
LINCOLN + NEVADA DEVELOPMENT  
DESIGN REVIEW APPLICATION

**M O D E 3**  
**ARCHITECTURE**  
301 N. NEIL STREET SUITE 400  
CHAMPAIGN, IL 61820  
PH: 217-355-8731 EMAIL: josh@mode3arch.com  
IL PROF. DESIGN FIRM #184.006697  
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# Exhibit C. Site Plans and Architectural Renderings



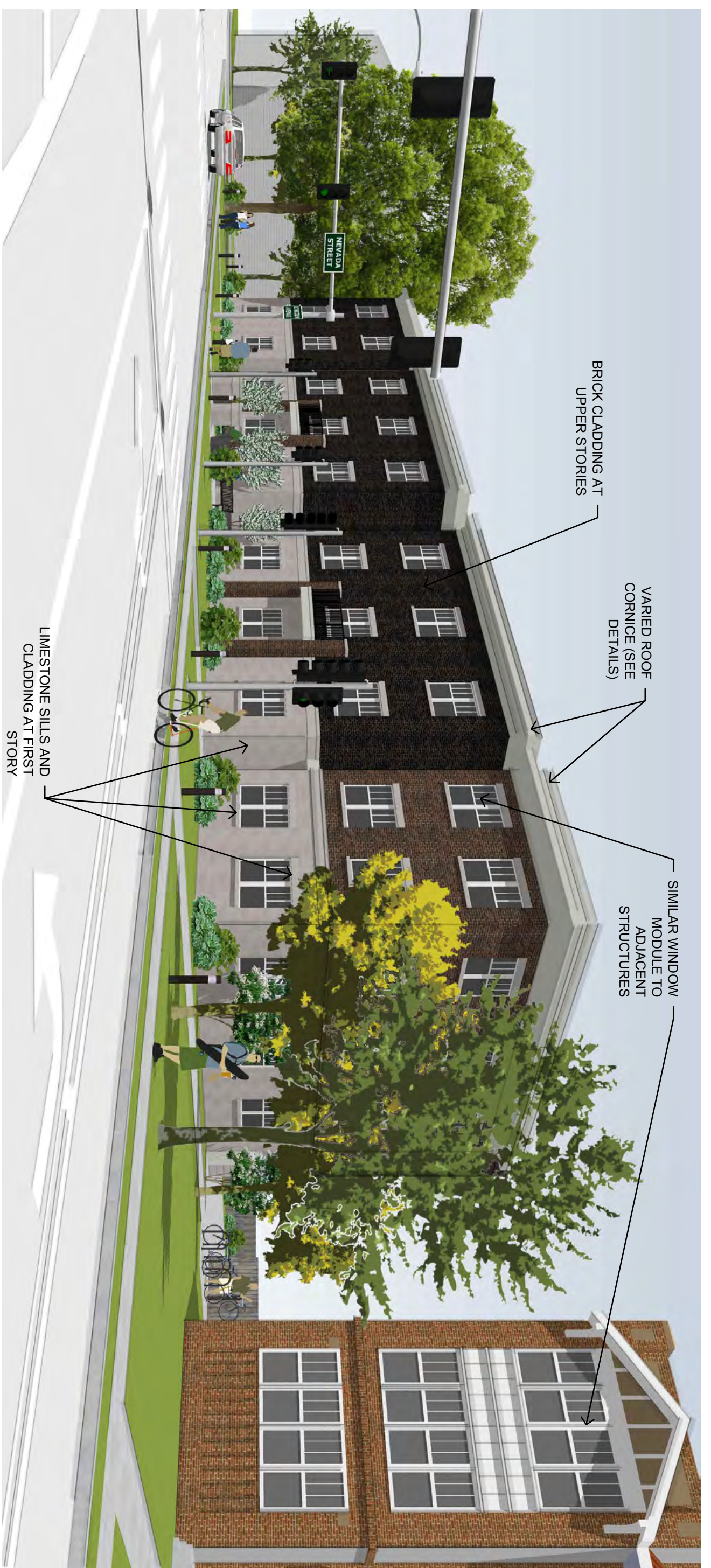
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PROJECT TITLE:  
LINCOLN + NEVADA DEVELOPMENT  
DESIGN REVIEW APPLICATION

DESIGN REVIEW APPLICATION	
REVISIONS OR ADDED SHEETS	
No.	DATE DESCRIPTION
1	04.04.17 PLANNING COMMENTS
SHEET TITLE	
SECOND + THIRD FLOOR PLAN	
DATE: MARCH 22, 2017	
<b>A1.1</b>	



# Exhibit C. Site Plans and Architectural Renderings



LOOKING NORTHEAST FROM WEST SIDE OF LINCOLN AVENUE



LOOKING SOUTHWEST FROM NORTH SIDE OF NEVADA STREET



LOOKING EAST ACROSS LINCOLN AVENUE FROM WEST NEVADA STREET



LOOKING SOUTHEAST FROM INTERSECTION OF LINCOLN + NEVADA

A  
A1.2

EXTERIOR PERSPECTIVE VIEWS  
NO SCALE

PROJECT TITLE:  
LINCOLN + NEVADA DEVELOPMENT  
DESIGN REVIEW APPLICATION

**M O D E 3**  
**ARCHITECTURE**

301 N. NEIL STREET SUITE 400  
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No.	DATE	DESCRIPTION
1	04.04.17	PLANNING COMMENTS

EXTERIOR PERSPECTIVE VIEWS

DATE: MARCH 22, 2017

A1.2

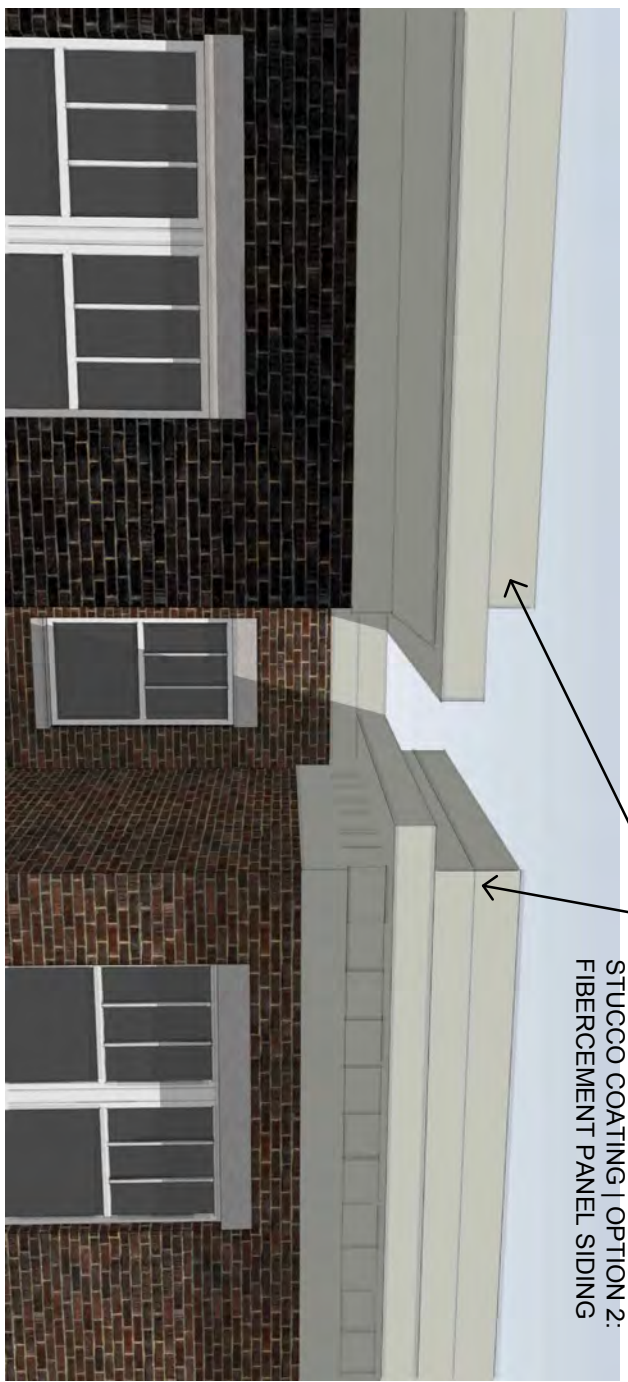
SHEET #



# Exhibit C. Site Plans and Architectural Renderings



LIMESTONE BASE DETAIL



ROOF CORNICE DETAIL

CORNICE MATERIAL OPTION 1: HIGH FINISH OF LESTONITE AND FIBER CEMENT PANEL SIDING



DECORATIVE BALCONY DETAIL



EXTERIOR DOOR STYLE



MAIN ENTRANCE DETAIL



OUTDOOR LIVING SPACE

**B**  
A1.3

## FAÇADE DETAILS

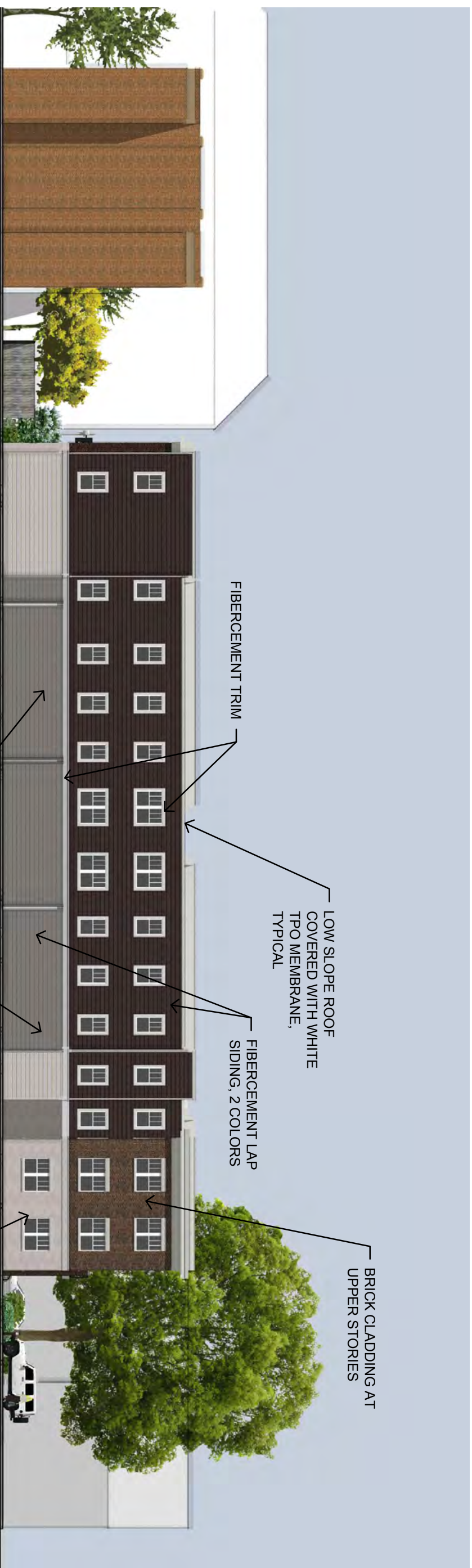
NO SCALE



UTILITY ROOM AND TRASH AREA HIDDEN WITHIN GROUND FLOOR OF BUILDING AT DRIVE-THROUGH

8 FT. TALL GARAGE WOOD FENCING WITH LANDSCAPING ON INTERIOR SIDE

SOUTH ELEVATION



FIBER CEMENT TRIM

LOW SLOPE ROOF COVERED WITH WHITE TPO MEMBRANE TYPICAL

FIBER CEMENT LAP SIDING, 2 COLORS

BRICK CLADDING AT UPPER STORIES

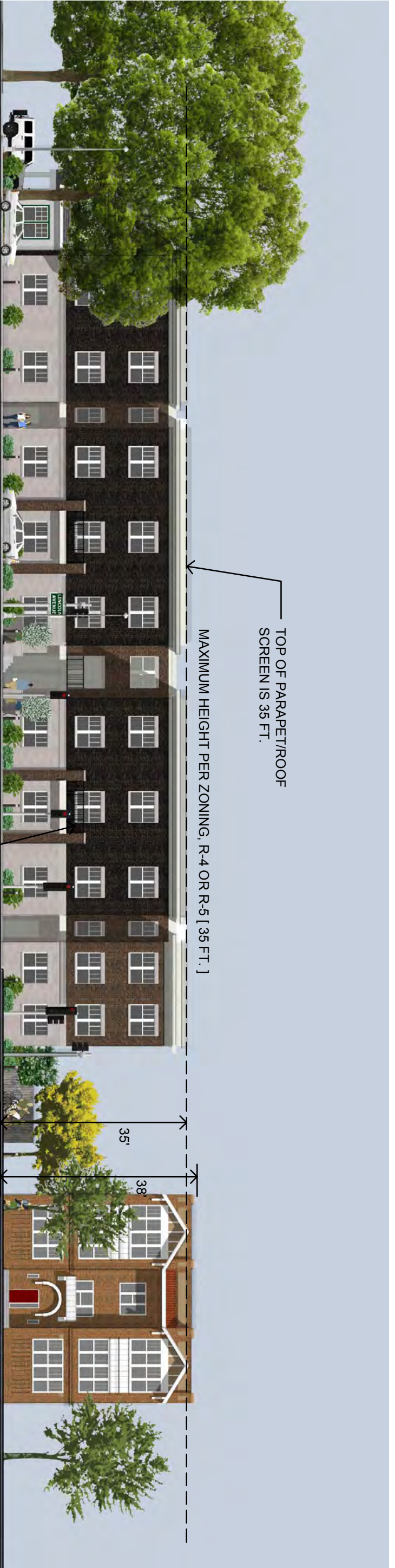
COVERED PARKING

ALCOVES

PORTLAND CEMENT CONCRETE PAVING

LIMESTONE CLADDING AT FIRST STORY

EAST ELEVATION



TOP OF PARAPET/ROOF SCREEN IS 33 FT.

MAXIMUM HEIGHT PER ZONING, R-4 OR R-5 [38 FT.]

SUBJECT PROPERTY

DECORATIVE BALCONY ELEMENT, TYPICAL

808 SOUTH LINCOLN AVENUE

LINCOLN AVENUE ELEVATION



MEAN ROOF HEIGHT

807 WEST NEVADA STREET

MAXIMUM HEIGHT PER ZONING, R-4 OR R-5 [38 FT.]

SUBJECT PROPERTY

DECORATIVE BALCONY ELEMENT, TYPICAL

MAIN BUILDING ENTRANCE WITH SIGN

NEVADA STREET ELEVATION

**A**  
A1.3

## EXTERIOR ELEVATION VIEWS

NO SCALE

PROJECT TITLE:  
LINCOLN + NEVADA DEVELOPMENT  
DESIGN REVIEW APPLICATION

**M O D E 3**  
**ARCHITECTURE**

301 N. NEIL STREET SUITE 400  
CHAMPAIGN, IL 61820  
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No.	DATE	DESCRIPTION
04.04.17		PLANNING COMMENTS

EXTERIOR ELEVATION VIEWS + DETAILS

DATE: MARCH 22, 2017

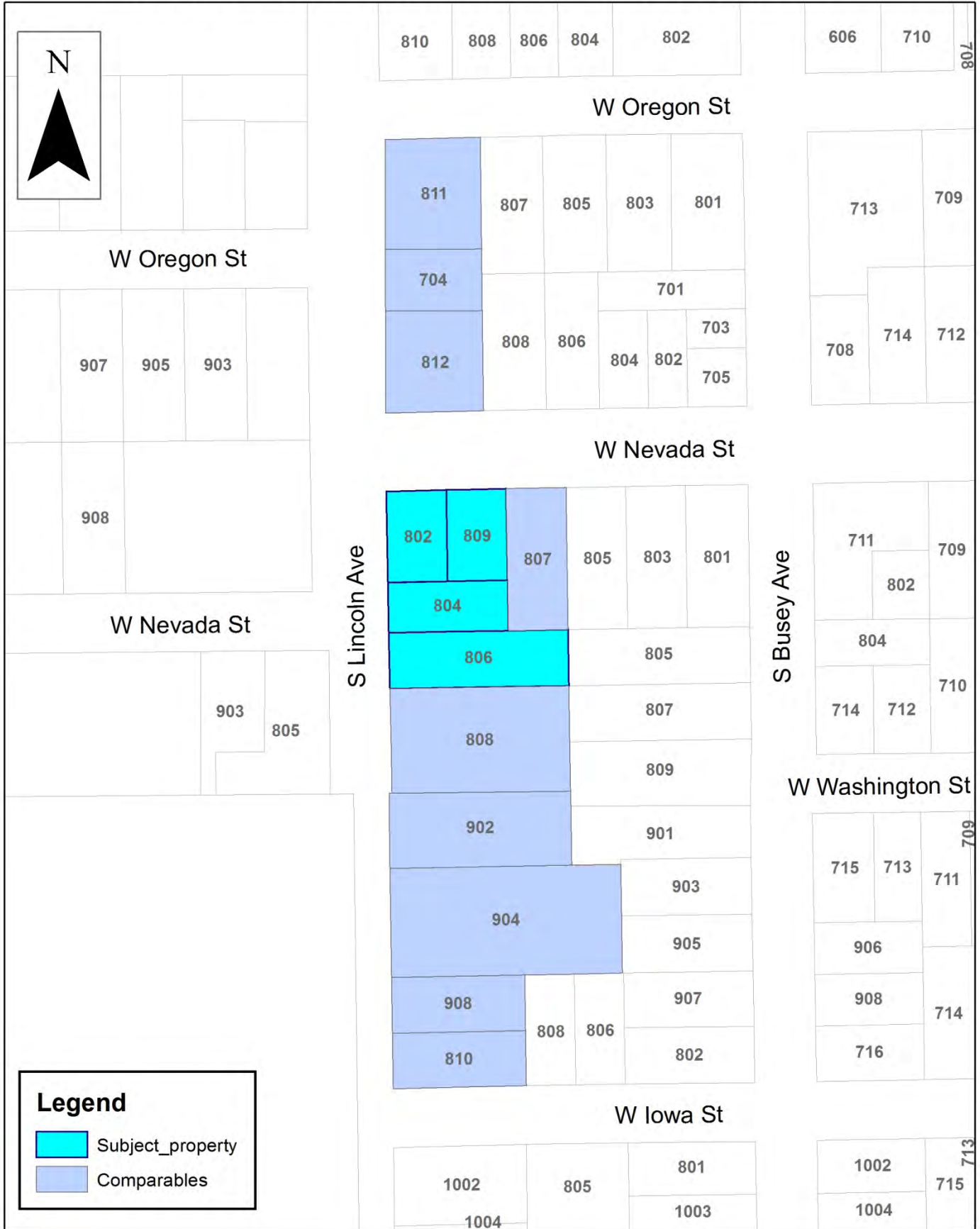
A1.3

SHEET #



# Exhibit D.1. Area of Comparison

## Subject Property and Comparable Properties



## Exhibit D.2. – Subject Property Photos



802 S. Lincoln



804 S. Lincoln



806 S. Lincoln



809 West Nevada

\* Photos are from 2009 *Lincoln-Busey Corridor Guidelines*; buildings have aged accordingly.



## Exhibit D.3. – Comparable Property Photos



811 W. Oregon (SE corner of S. Lincoln)



704 S. Lincoln



812 W. Nevada (NE corner of S. Lincoln)



808 S. Lincoln



902. S. Lincoln



904 S. Lincoln

\* Photos are from 2009 *Lincoln-Busey Corridor Guidelines*; buildings have aged accordingly.



## Exhibit D.3. – Comparable Property Photos



908 S. Lincoln



810 W. Iowa (NE corner of S. Lincoln)



807 W. Nevada

\* Photos are from 2009 *Lincoln-Busey Corridor Guidelines*; buildings have aged accordingly.