



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: MOR Development Review Board
FROM: Kevin Garcia, AICP, Planner II
DATE: January 19, 2018
SUBJECT: DRB-2017-03: A request by Andrew Fell Architecture for site plan approval of a residential development in the MOR Zoning District at 408 West Green Street.

Introduction

On behalf of the property owner, Andrew Fell Architecture has submitted site plans for review for a five-unit apartment building at 408 West Green Street in the Mixed Office Residential (MOR) Zoning District. The proposed building would replace an existing single-family rental house. Apartment buildings are permitted by right in the MOR district, however, site plans for all new buildings in the MOR district must be reviewed and approved by the MOR Development Review Board before they can be built.

Background

In 2004, the City of Urbana adopted design guidelines for the Mixed Office Residential (MOR) District. The MOR Development Review Board (“the Board”) was created at that time to administer the site plan review procedures for the MOR District. The Board must consider both the MOR Site Plan Review Criteria and a plan’s consistency with the MOR Residential Design Guidelines when making a decision on whether to approve a site plan. The criteria and design guidelines are discussed below, with staff’s analysis.

Discussion

Zoning Analysis

All site plans must meet the land use and development standards of the Urbana Zoning Ordinance. The property at 408 West Green Street is in the Mixed Office Residential (MOR) Zoning District. The proposed use, an apartment building, is permitted by right in the MOR district.

The following chart contains a zoning analysis of the proposal, which meets all zoning requirements:

	Required/Allowed	Proposed
Lot Size (min.)	6,000 sq.ft.	6,246 sq.ft.
Lot Width (min.)	60 ft.	54 ft. (existing, non-conforming lot)
Floor Area Ratio (max.)	0.7	0.7
Open Space Ratio (min.)	0.3	0.35
Building Height (max.)	35 ft.	35 ft.
Front Yard Setback (min.)	15 ft.	21 ft.
Side Yard Setback (min.)	10 ft.	10 ft.
Rear Yard Setback (min.)	10 ft.	10 ft.
Parking (min.)	5 spaces	5 spaces
Surrounding Zoning		MOR, R5

Surrounding Land Uses

The property is on a block of West Green Street that includes apartment buildings, houses (mostly rental), and a one-story commercial building (Timothy John Salon and Spa). The entire block is zoned MOR.

MOR Site Plan Review Criteria and Analysis

The Development Review Board must review the proposed site plan, including elevations and floor plans, according to the following criteria:¹

1. Compatibility with Surrounding Neighborhood

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

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

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

¹ Section XI-12.I of the Urbana Zoning Ordinance

Analysis

The neighborhood surrounding 408 West Green Street has a variety of building types and uses, with apartments, duplexes, single-family houses, and at least one commercial building. The apartment buildings in the area are either converted single-family homes or, as at 407 and 410 West Green Street, older three-story buildings. Buildings are close to the street, with parking areas off of alleys behind the buildings. Most buildings are 2 ½ to 3 stories tall, and are taller than they are wide. Main entrances face the street, and there is a mix of entrance types: at-grade, front stoops, and front porches are all common.

While the architectural style is more modern than most buildings in the area, the proposed building is compatible with the neighborhood's character as described above in its use, scale, mass, height, orientation, and parking configuration.

2. Parking and Access

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

Analysis

The proposed parking would be placed behind the building, with access off of a public alley. It would be barely visible, if at all, from Green Street. A row of bushes would provide some screening of the parking area on the east side, and on the west side there is a fence that will provide screening. The proposed handicapped parking space is in the optimal location given the site layout. In addition, parking for six bicycles would be provided next to the parking area.

3. Screening and Landscaping

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

Analysis

The proposed building is set back further than required to retain an existing tree along Green Street, at the front of the property, and four trees in the western side yard would also be preserved. New bushes and mulched planting areas are proposed for the front and the rear of the building. The bushes at the rear would provide both landscaping and screening of mechanical equipment and the garbage enclosure.

4. Site Details

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

Analysis

The garbage area will be behind the building, next to the parking area, and will be enclosed according to the requirements of the Zoning Ordinance. No exterior storage areas, loading areas, lighting, or signs are proposed.

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

Analysis

The proposal meets all of the requirements of Section XI-12.J: the front entrance faces Green Street, there are many windows that face Green Street, and the parking is located behind the building.

MOR Residential Design Guidelines and Analysis

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

Façade Zone:

Strongly Encouraged

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

Strongly Discouraged

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

Analysis

Since this is a new construction project and not an addition, the first criterion does not apply. The proposal complies with the second criterion: the air conditioner units are behind the building and will be screened by bushes. The garbage will be enclosed with a fence and will also be screened by bushes from Green Street. The façade zone will be free of mechanical equipment.

City staff recommends that the MOR DRB find that the proposal meets the design guidelines for the Façade Zone.

Building Orientation & Patterns:

Strongly Encouraged

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

Encouraged

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

Analysis

Nine out of ten buildings in the 400 block of West Green Street have a primary entrance facing Green Street (the one exception is the existing building at 408 West Green Street, which has its front entrance on the east side of the building). The proposed building would match the orientation of the existing buildings by having its primary entrance along Green Street.

On the north side of Green Street, four of the five buildings are very close to the sidewalk (less than 10 feet). The proposed building would be set back further, at 21 feet, to preserve the existing tree along Green Street. While the setback pattern will be broken slightly by setting the building back 21 feet, meeting the minimum setback of 15 feet would break the pattern as well. Given that an existing tree will be saved, the proposed setback is reasonable.

While the overall design is noticeably different than most of the buildings in the surrounding area, the proposed building includes certain elements that reflect features found elsewhere in the district. The apartment buildings at 407 and 410 West Green Street (directly across from and adjacent to the site) are both three stories tall with façades separated into three distinct, vertical segments. The proposed building similarly is separated into three segments, though its design is distinct and asymmetrical, with its center mass being more prominent than the sides. The front entrance is similar to many buildings on the block; it is nearly at grade, with no porch, and with a small series of steps leading up to it. The windows in the center of the building, while distinct, reflect a common type in the surrounding buildings, with three panes in a series. The landscaping at the front of the building, coupled with the larger setback, should help the building "blend in" with the block.

City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Building Orientation and Patterns.

Massing and Scale:

Strongly Encouraged

- The "height to width ratio" of a structure is compatible with that of other structures on the block face. For example, if existing structures on a block face have a height to width ratios of 2:1 (2.00), then a height to width ratio of 1:3 (0.33) for new construction may not be appropriate.

Encouraged

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

Analysis

The massing (height-to-width ratio) of the proposed building is around 1:1 and is generally compatible with the surrounding area. With the exception of the Timothy John building, which is an outlier in the district at ~1:3 height-to-width ratio, the remaining buildings on the block range from about 1:1.25 to 1.5:1. The proposed building falls in the middle of that range. Also, since the tallest part of the building is set back from the front façade, the building will appear less massive when viewed from the front.

While the design includes few decorative details, the variation in color and texture of the exterior materials, and the use of varying depths to the building add interest, scale, and dimension to the building.

The building uses a “shed” roof, which may be unique to the district. Shed roofs can give the feeling that a building is taller than surrounding structures, and that may be the case here. As described above, the shed-roofed portion of the building is set back (it begins roughly in the middle of the building), which helps to break up the mass of the structure. In addition, a second shed roof adds to the variation of the roofline, as does the flat, yet varied, roofline at the front façade. The pitch of the shed roof appears to be compatible with other buildings in the area. While flat roofs are not prevalent, they do exist on other buildings within the district, such as the northern addition of the First Presbyterian Church at 602 W. Green Street and the eastern addition to the Unitarian Universalist Church at 309 W. Green Street.

City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Massing and Scale.

Openings:

Strongly Encouraged

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

Encouraged

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

Analysis

The front façade has adequate openings that break up the large expanses of the façade, and also reflect the architectural style of the building. The windows are in proportion to the façade and provide a consistent rhythm of openings. They are also true divided light windows.

City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Openings.

Outdoor Living Space:

Strongly Encouraged

- Front porches and balconies with rooflines that are compatible with the main roof of the structure.

- Outdoor living spaces that use a variety of styles and materials in order to complement the overall composition of the building.

Encouraged

- Porches on new residential construction. Flat porch roofs that serve as covered balconies for the second floor.
- Balconies on multi-family residences located above the first floor only.

Discouraged

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

Strongly Discouraged

- Balconies directly abutting single-family residences

Analysis

The front porch and balconies are compatible with the main roof of the structure, and complement the overall composition of the building.

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

Materials:

Strongly Encouraged

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

Encouraged

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

Analysis

The proposed building materials include wood cladding, metal siding, and exterior insulation finishing systems (EIFS). Wood and metal siding are long-lasting, durable materials. EIFS has not always been considered durable or long-lasting, or aesthetically pleasing. Like all technology, building technology can improve over time. The applicant will provide a sample of the proposed material to the Board for their consideration. It does not appear that other buildings in the surrounding area use EIFS. Some buildings in the area use stucco, which is somewhat similar to EIFS, but EIFS may be out of character. The roof will be metal, which would complement the materials on the main structure.

City staff recommends that the MOR DRB make a determination on the suitability of EIFS as a building material in the district, and if it is not suitable, the Board should determine alternative materials that could be used instead.

Parking Areas:

Strongly Encouraged

- Utilization of existing alleyways for the purpose of access to parking areas

- Fencing and other screening elements that are architecturally compatible with the principal building in terms of material quality and detail.

Encouraged

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

Analysis

The parking area would be behind the building and would use the existing alley. The area is already screened to the west, and to the east it is adjacent to a parking lot, where screening is not needed. The proposed landscaping will help to screen the parking from Green Street as well.

City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Parking Areas.

Landscaping:

Strongly Encouraged

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

Encouraged

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

Analysis

The four mature trees on site, including one tree along Green Street, will be retained. Additional landscaping will be added to provide screening and enhance the site.

City staff recommends that the MOR DRB find that the proposal meets the design guidelines for Landscaping.

Commercial Site Design:

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

Public Input

The applicant held an informational meeting about the proposed project at the Urbana Free Library on December 14, 2017. Six people attended the meeting (not including City staff and the design team). Overall the meeting was positive and no one objected to the proposed development.

Options

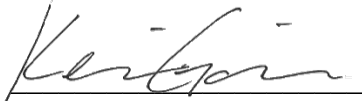
The MOR Development Review Board has the following options in this case:

1. Approve the proposal as presented;
2. Approve the proposal as modified by any specific changes; or
3. Deny the proposal.

Recommendation

City staff recommends that the MOR Development Review Board **APPROVE** DRB-2017-03, including any conditions regarding building materials that the Board may deem necessary.

Prepared by:



Kevin Garcia, AICP
Planner II

Attachments: A: Location and Land Use Map
B: Zoning Map
C: Photos of Neighboring Properties
D: Renderings
E: Application
F: Site Plans and Elevations

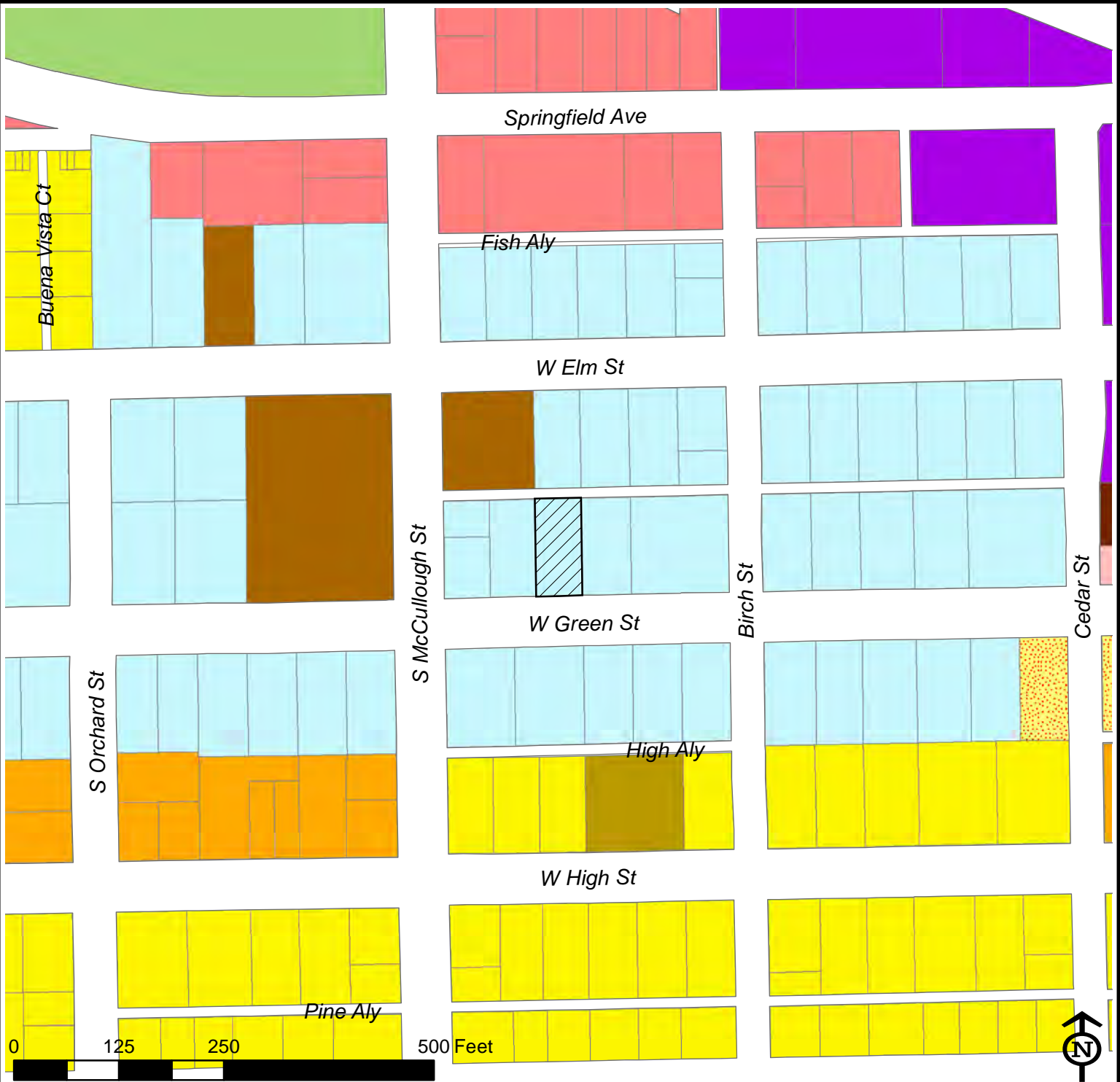
Exhibit A: Location & Existing Land Use Map



Case: DRB-2017-03
 Subject: Site Plan Review
 Location: 408 W Green St
 Petitioner: Andrew Fell Architecture

 Subject Property

Exhibit B: Zoning Map



Case: DRB-2017-03
 Subject: Site Plan Review
 Location: 408 W Green St
 Petitioner: Andrew Fell Architecture














	B1		MOR		R5
	B2		R2		R6
	B4		R3		R6B
	CRE		R4		City Boundary
			Subject Property		

Photo Map of Properties in the MOR District as of July 2004

Note: While these images are from 2004, all of the buildings in the 400 block of Green Street are the same. #1 and #2 have been rehabbed, but otherwise look the same.

Exhibit C



401 W. Green



403 W. Green



405 W. Green



407 W. Green



409 W. Green



501 W. Green



503 W. Green



505 W. Green



507 W. Green



509 W. Green



511 W. Green



412 W. Green



410 W. Green



408 W. Green



406 W. Green



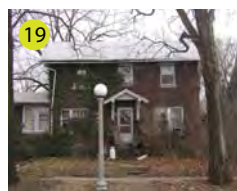
404 W. Green



201/203 S. Birch



403 W. Elm



405 W. Elm



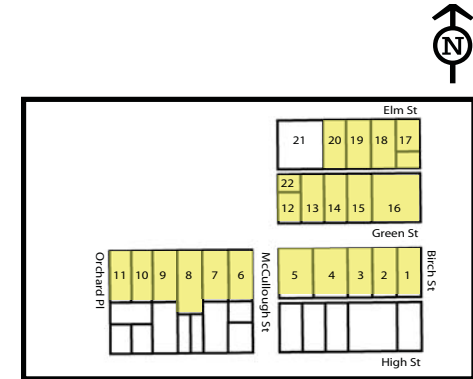
407 W. Elm



409 W. Elm



206 S. McCullough



Outlined Area



Entire MOR District



Exhibit D



Exhibit D



Exhibit D



Application for Site Plan Approval in the MOR Zoning District

DESIGN REVIEW BOARD

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanainillinois.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 Request Filed 12-20-2017 Site Plan Request No. DRB-2017-03
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ANDREW FELL ARCHITECTURE Phone: 217-363-2890
 Address (street/city/state/zip code): 515 N. HICKORY, SUITE 101, CHAMPAIGN, IL 61820
 Email Address: andrewfell@comcast.net
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): ARCHITECT

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

2. OWNER INFORMATION

Name of Owner(s): HAO JON (MAX) LIU, PH.D. Phone: 314-605-3183
 Address (street/city/state/zip code): 406 S. PARK, #5, CHAMPAIGN, IL 61820
 Email Address: maxliu@gmail.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

3. PROPERTY INFORMATION

Location of Subject Site: 408 WEST GREEN STREET
 PIN # of Location: 92-21-17-132-011
 Lot Size: 54.08 x 115.5' = 6,246.24 S.F.
 Current Zoning Designation: MOR
 Current Land Use (vacant, residence, grocery, factory, etc): RENTAL HOUSE
 Proposed Land Use: 6 UNIT APARTMENT BUILDING
 Present Comprehensive Plan Designation: MIXED RESIDENTIAL

How does this request conform to the Comprehensive Plan? SAME AS PLAN

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

4. CONSULTANT INFORMATION

Name of Architect(s): ANDREW FELL ARCHITECTURE AND DESIGN Phone: 217-363-2890
Address (street/city/state/zip code): 515 H. HICKORY, SUITE 101, CHAMPAIGN, IL 61820
Email Address: andrewfell@comcast.net

Name of Engineers(s): BKB ENGINEERING Phone: 217-531-2971
Address (street/city/state/zip code): 301 N. NELL, SUITE 400, CHAMPAIGN, IL 61820
Email Address: bbradshaw@bkbeng.com

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

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

Name of Attorney(s): — Phone:
Address (street/city/state/zip code):
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.)

SEE ATTACHMENT

6. Is the proposed use Permitted by right in the MOR District or is it a Conditional Use or a Special Use? **PERMITTED BY RIGHT**

7. DEVELOPMENT REVIEW

Article XI-12-C of the Zoning Ordinance lists the criteria and standards used by the Development Review Board to review all applications for Site Plan approvals. The following questions concern the design of the proposed Site Plan. *Attach additional pages if necessary.*

Has the Site Plan been prepared in conformance with the attached Site Plan Checklist?

YES

How does this request conform to the purpose of the MOR Zoning District as stated in Article IV-2 of the Zoning Ordinance?

IT MEETS ALL CRITERIA OF THE DISTRICT

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonable, injurious or detrimental to the district in which it is located, or otherwise injurious or detrimental to the public welfare.

IT REPLACES AN EXISTING RENTAL UNIT. ALL IMMEDIATELY ADJACENT BUILDINGS ARE RESIDENTIAL RENTAL OR COMMERCIAL. THERE IS PARKING AS REQUIRED BY ORDINANCE.

Explain how the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the MOR District, except where such regulations and standards may be modified by the Development Review Board.

IT MEETS ALL CRITERIA LISTED AS "STRONGLY ENCOURAGED" IN THE MOR DESIGN GUIDELINES

- 8. Article XI-1-E of the Zoning Ordinance authorizes the Development Review Board to adjust or modify some of the requirements of the Zoning Ordinance in approving a site plan in the MOR Zoning District. The following questions concern the adjustments that may be requested in this Site Plan. **NO VARIANCES OR WAIVERS REQUESTED**

List the Zoning Ordinance requirements that are requested to be adjusted by the Development Review Board:

Section _____ Subsection _____ Page _____
 Section _____ Subsection _____ Page _____
 Section _____ Subsection _____ Page _____
 Section _____ Subsection _____ Page _____

What difficulties or conditions exist on this property that make it difficult to comply with the specific requirements of the Zoning Ordinance and make it necessary to request these Site Plan adjustments? **NONE**

What other reasons justify granting the requested Site Plan adjustment(s)?
NONE REQUESTED

What effects will the requested Site Plan adjustment(s) have on adjacent properties? Further, will such adjustment(s) result in any negative impact or environmental incursions on the adjacent properties and in the vicinity of the proposed Site Plan? If so, please state (or attach) evidence identifying such impacts and proposed solutions to mitigate or reduce the negative impacts resulting from the adjustment(s) requested.

NONE REQUESTED

- 9. Time schedule for development (if applicable):

**CONSTRUCTION TO BEGIN FEB, '18.
 COMPLETION BY AUGUST, '18.**

10. Additional exhibits submitted by the applicant:

SEE ATTACHMENTS

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

12-20-17
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

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- A3 SOUTH / NORTH ELEVATIONS
- A4 WEST ELEVATION
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- A6 ELEVATIONS W/ ADJACENT PROPERTIES

- SOUTH ELEVATION RENDERING
- SOUTH PERSPECTIVE RENDERING
- NORTHEAST PERSPECTIVE RENDERING

ZONING REVIEW

ZONED MOR, MIXED RESIDENTIAL
 LOT AREA = $54.08' \times 115.50' = 6,246.24$ SF.
 MINIMUM LOT SIZE = 6,000 SF.

MAXIMUM BUILDING HEIGHT = 35'
 ACTUAL BUILDING HEIGHT = 34'-11"

MAXIMUM FLOOR AREA RATIO = 0.7
 ACTUAL FLOOR AREA RATIO = $4,362$ SF / $6,246.24$ SF = 0.698

BUILDING AREA:

1ST FLOOR = 1,618 SF.
 2ND FLOOR = 1,625 SF.
 3RD FLOOR = 957 SF.
 LOFT FLOOR = 162 SF.
 TOTAL = 4,362 SF.

SETBACKS:

SETBACK INCREASE PER SEC. VI-5: BUILDING GREATER THAN 25'-0", THEREFORE INCREASE REQUIRED REAR & SIDE YARD SETBACKS 3'-0"

FRONT = 15' (OR AVERAGE OF BLOCK FACE)
 SIDE = $1'-0" + 3'-0" = 10'-0"$
 REAR = $10'-0" + 3'-0" = 13'-0"$

OPEN SPACE:

O.S.R. REQ'D = 0.30
 O.S.R. CALCULATION:
 GROUND FLOOR OPEN SPACE = 1,129 SF.
 BALCONY OPEN SPACE = 665.6 SF.
 25% OF TOTAL ALLOWED = 376.3 SF.
 TOTAL OPEN SPACE = 1,129 SF. + 376.3 SF. = 1,505.3 SF.
 O.S.R. = $1,505.3$ SF. / $4,120$ SF. = 0.37

VEHICLE PARKING:

REQUIRED:
 1 PER DWELLING UNIT, 5 UNITS = 5 SPACES REQUIRED

PROVIDED:
 5 SPACES INCL. 1 H/C SPACE

BICYCLE PARKING REQUIRED:

= 1 SPACE FOR EVERY 2 UNITS
 = 5 UNITS / 2 = 2.5 REQUIRED
 TOTAL BIKE PARKING PROVIDED = 3

NOTE: DIMENSIONS ARE APPROXIMATE - CIVIL ENGINEER TO PROVIDE SURVEY WITH MORE ACCURATE DIMENSIONS.

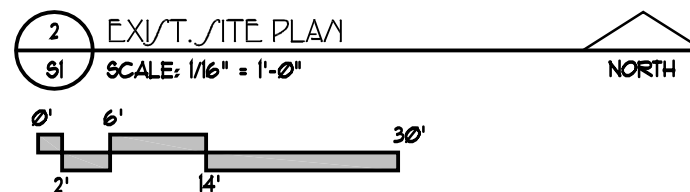
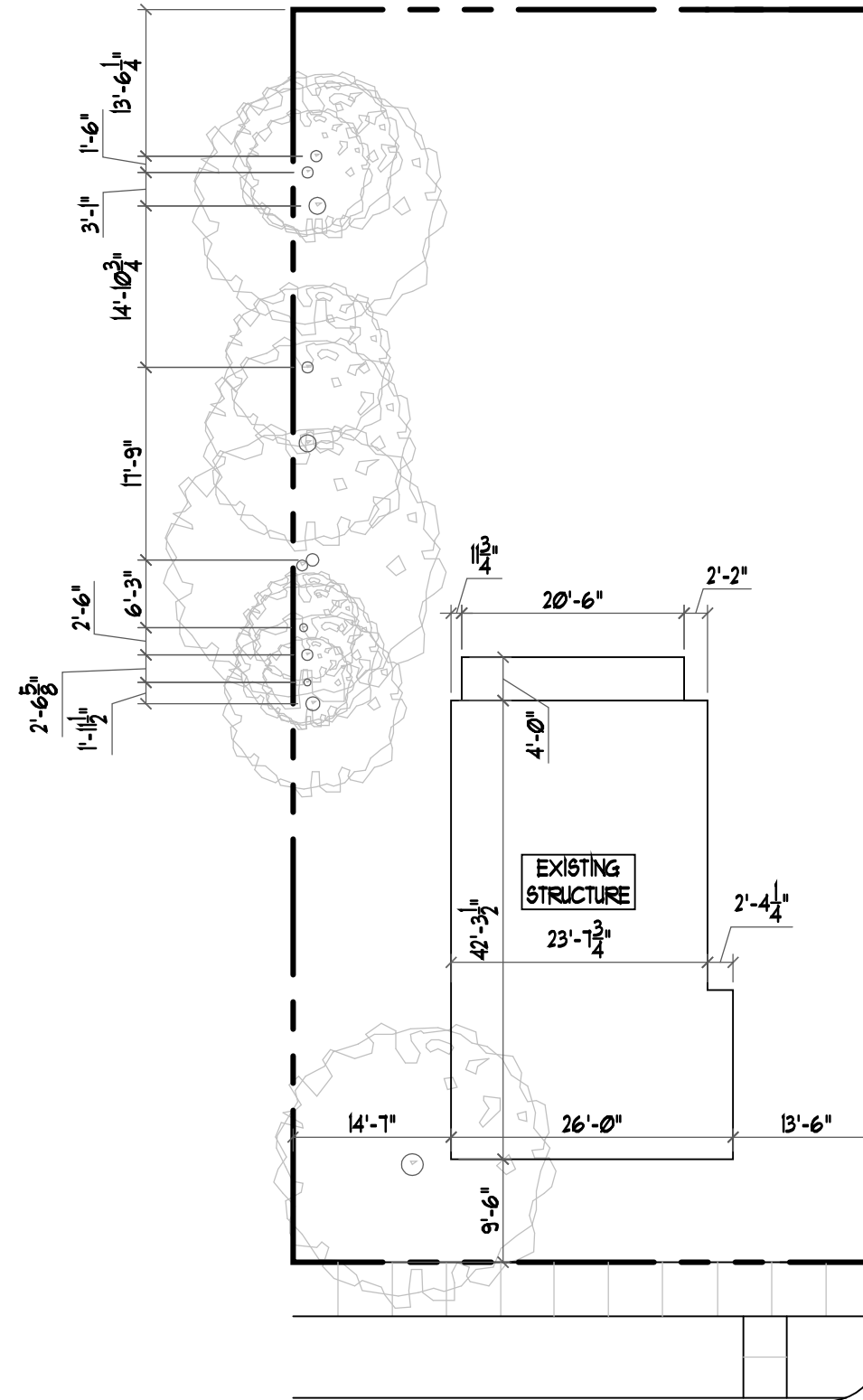


Exhibit F

PROJECT # 17095
 DATE: 2017 JAN 25
 REV/NOV:

ANDREW FELL
 ARCHITECTURE AND DESIGN
 615 NORTH HICKORY STREET, SUITE 101
 CHAMPAIGN, ILLINOIS 61820
 PHONE: 217.353.2890
 WWW.ANDREWPELL.COM
 EMAIL: andrewfell@comcast.net

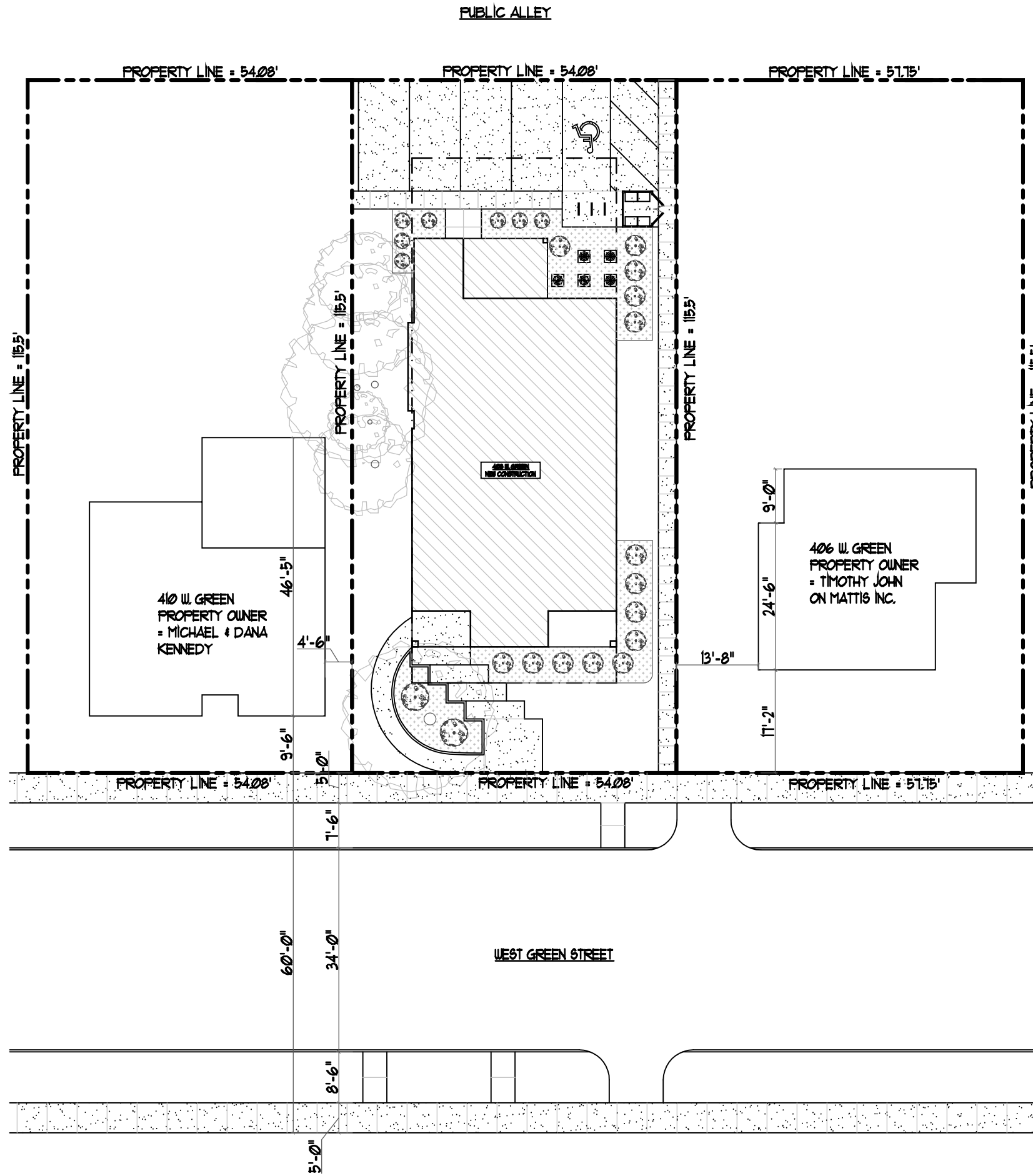
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408 WEST GREEN
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1/16" = 1'-0"
 NORTH
 0' 6' 30'
 2'

NOTE: DIMENSIONS ARE APPROXIMATE - CIVIL ENGINEER WILL PROVIDE SURVEY WITH MORE ACCURATE DIMENSIONS.

Exhibit F



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

PROJECT #	
DATE	
REVISION	

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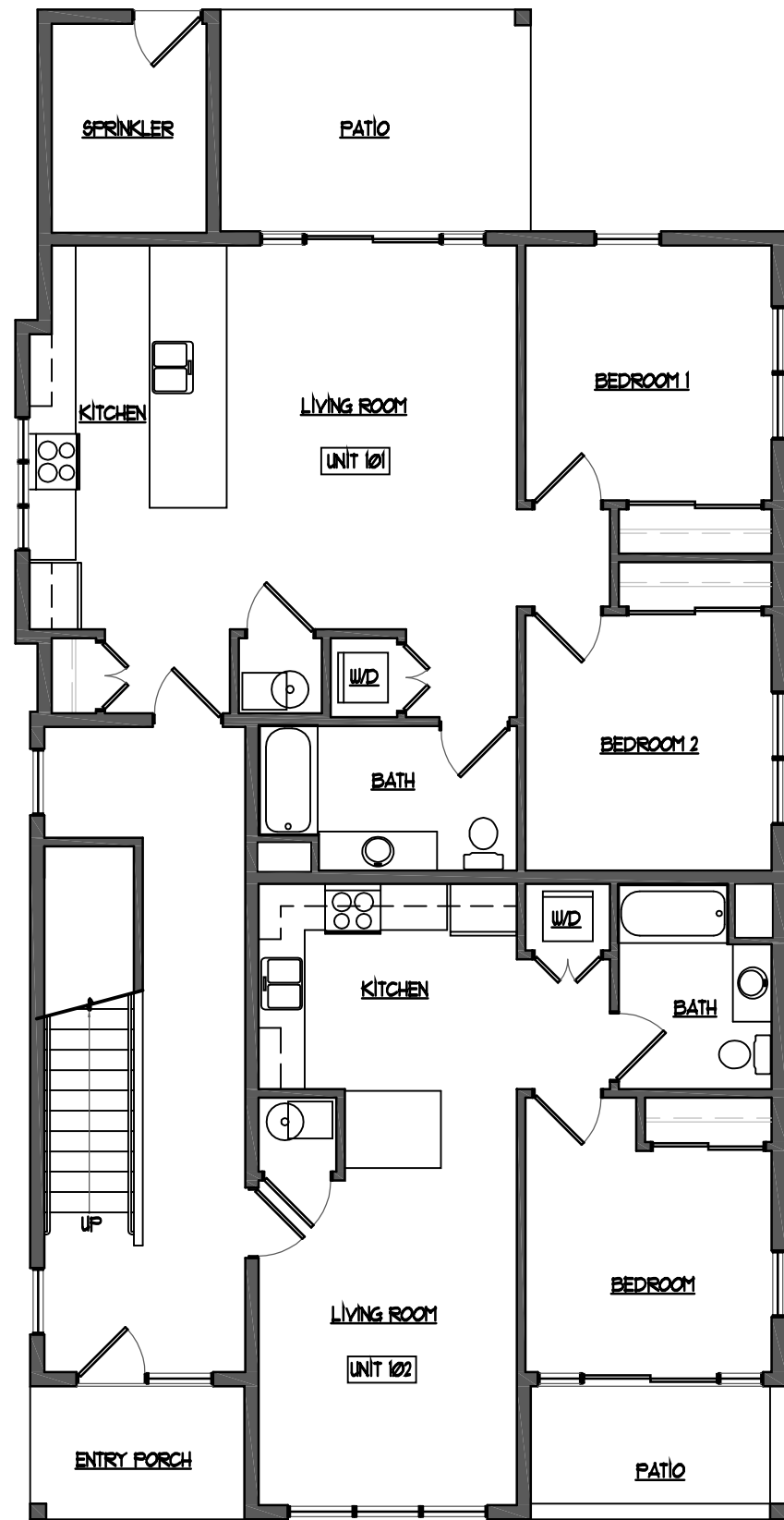
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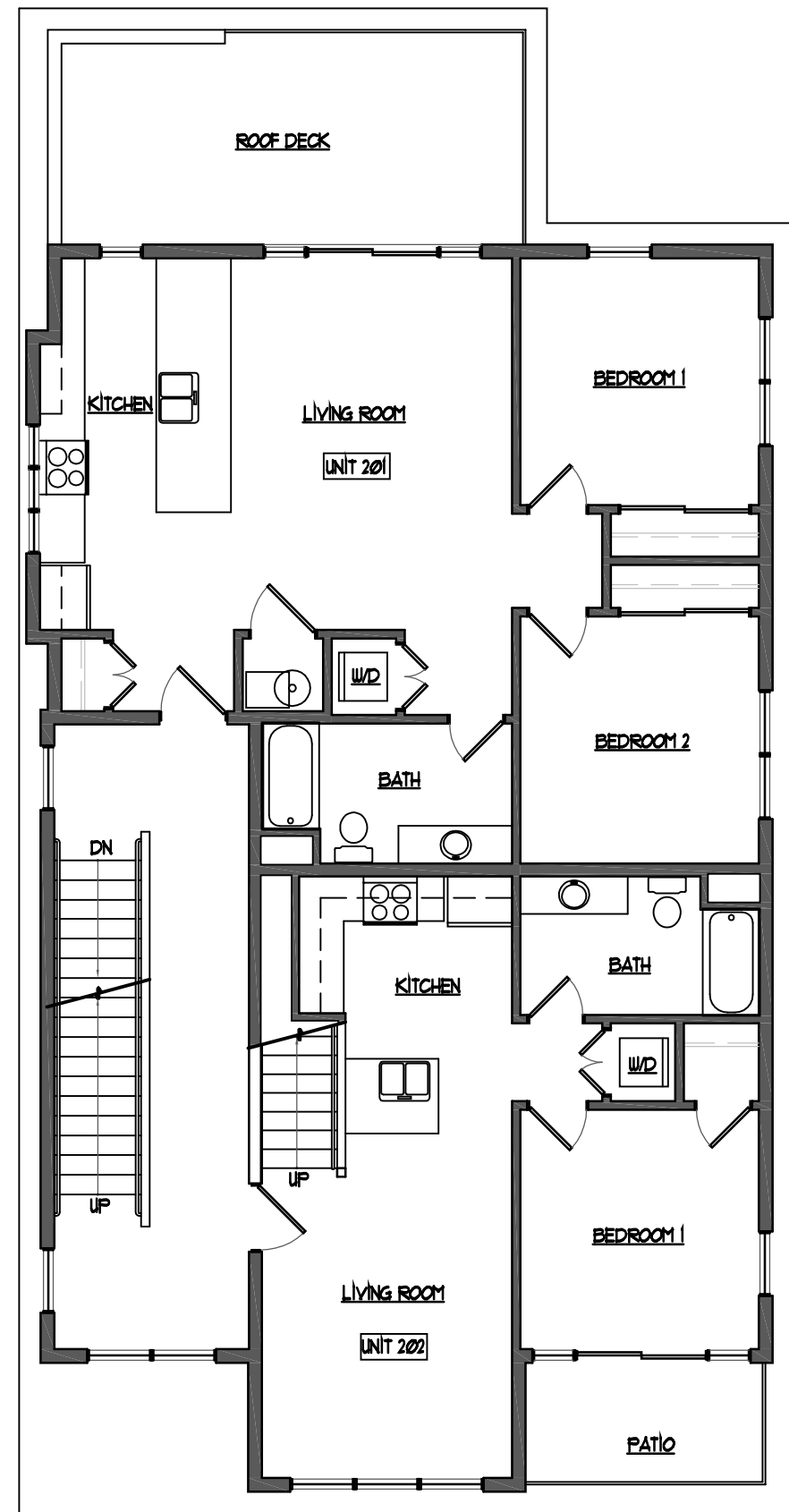
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2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



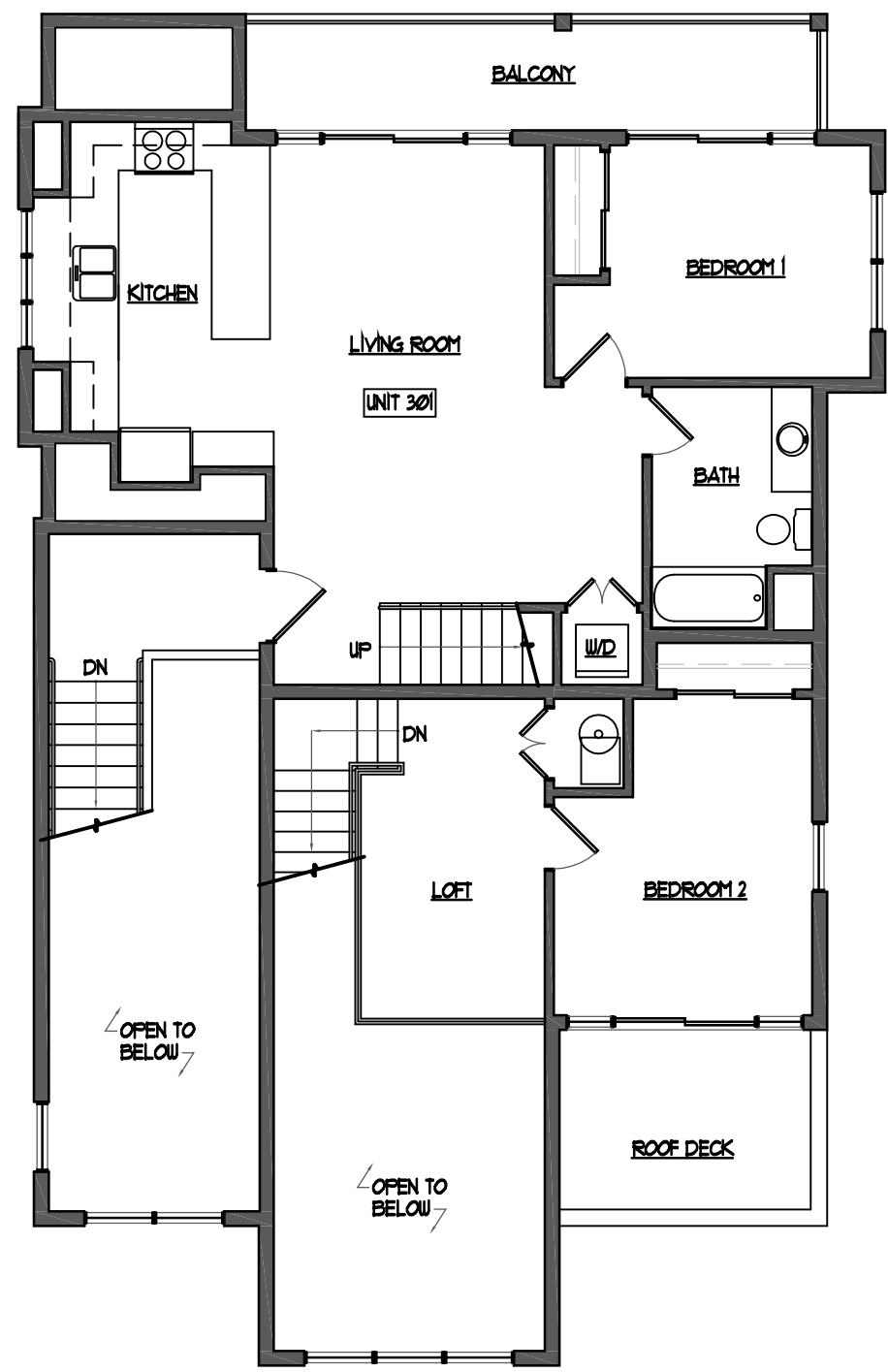
4 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DATE : 2017 JAN 25
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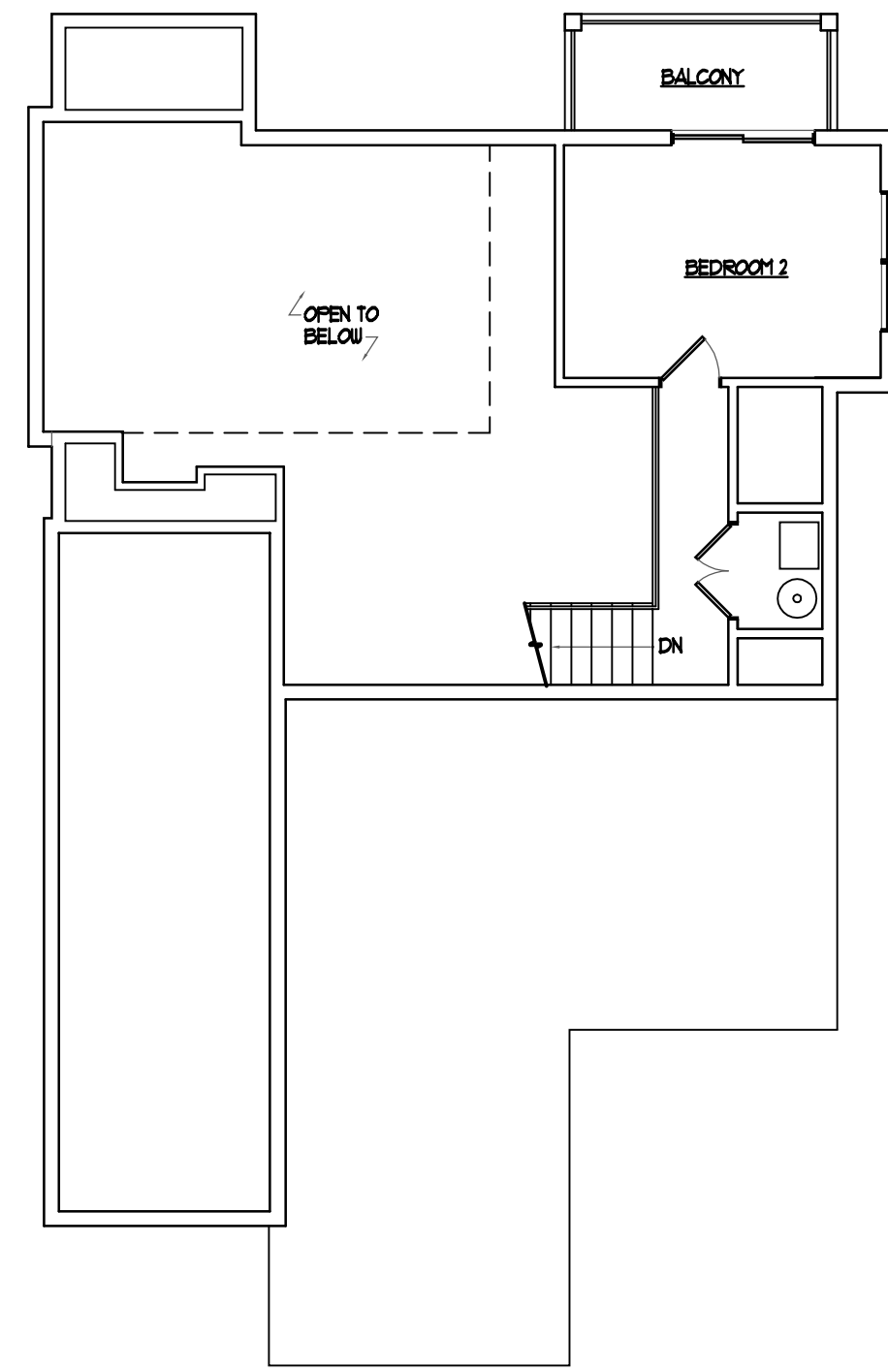
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2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

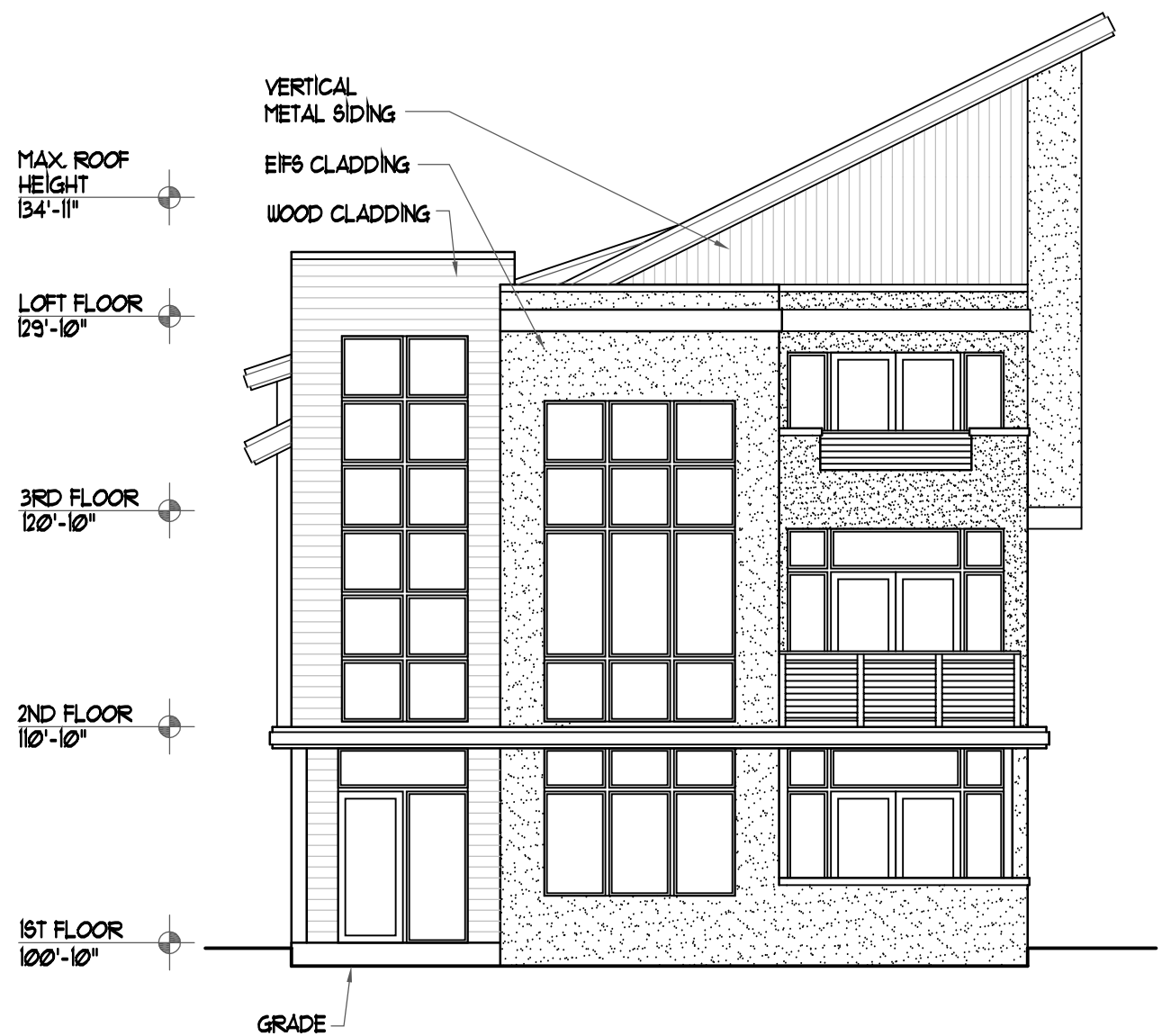
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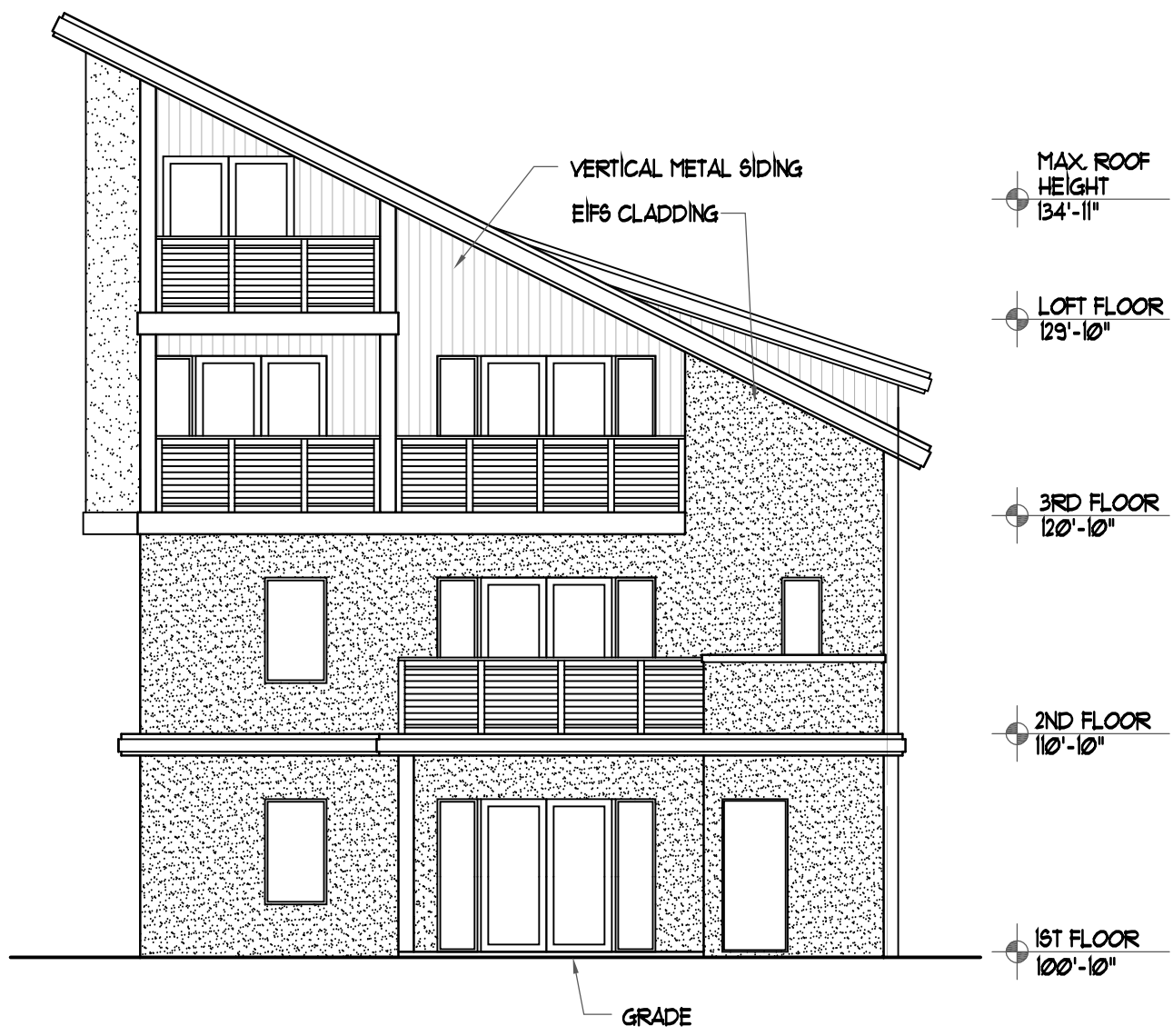
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PROJECT



2 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A3 SCALE: 1/8" = 1'-0"

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MAX. ROOF HEIGHT
134'-11"

LOFT FLOOR
129'-10"

3RD FLOOR
120'-10"

2ND FLOOR
110'-10"

1ST FLOOR
100'-10"



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MAX. ROOF HEIGHT
134'-11"

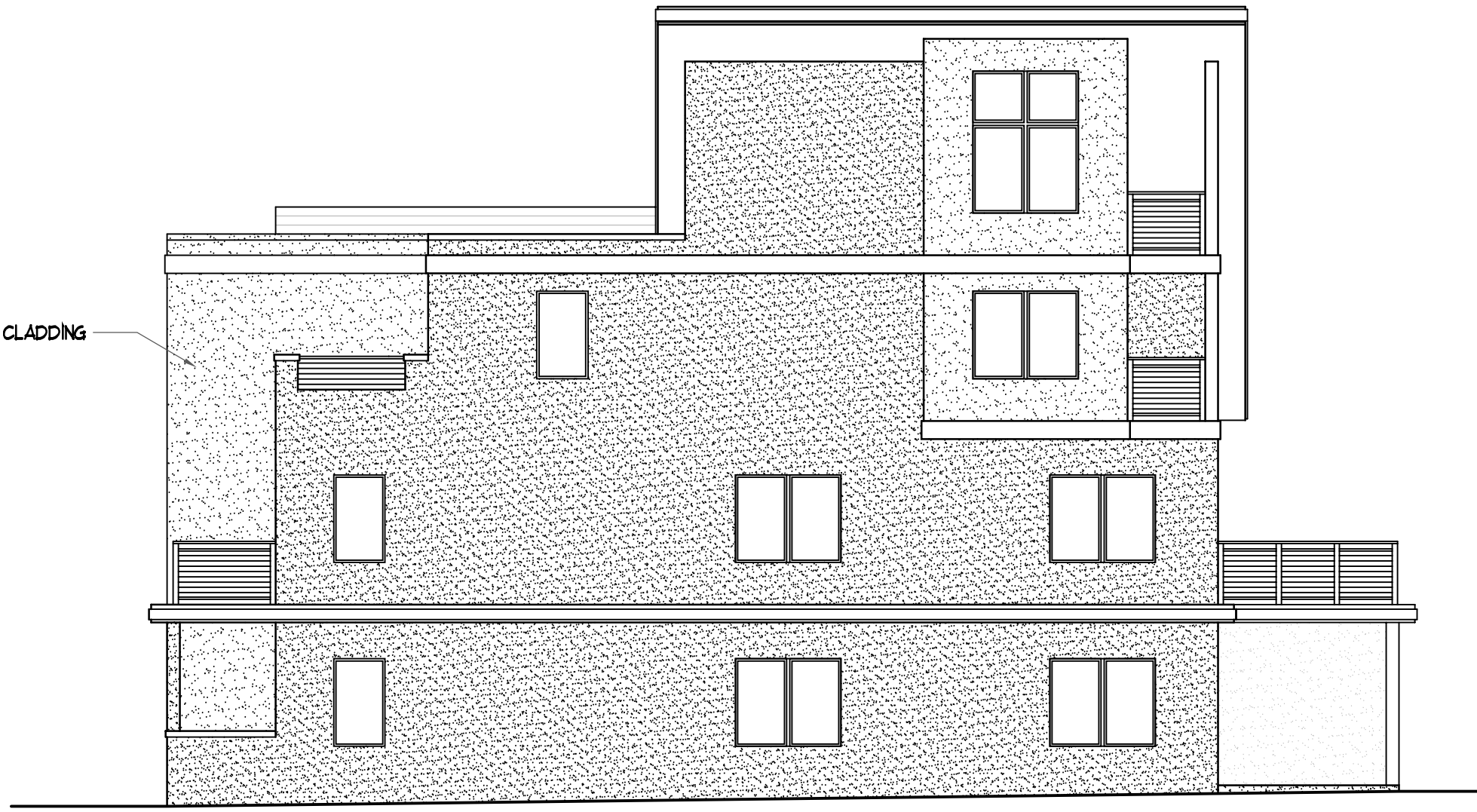
LOFT FLOOR
129'-10"

EIFS CLADDING

3RD FLOOR
120'-10"

2ND FLOOR
110'-10"

1ST FLOOR
100'-10"



PROJECT # 17095

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