



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Lisa Karcher, Planner II

DATE: July 17, 2008

SUBJECT: Plan Case 2078-SU-08: A request by Trammell Crow Company to amend a Special Use Permit to construct Multi-Family Dwellings at 1008, 1010 and 1012 W. University Avenue to include a parking lot at 508 North Goodwin Avenue in the B-3, General Business Zoning District.

Introduction and Background

Trammell Crow Company has requested to amend their existing Special Use Permit to construct multi-family dwellings at 1008, 1010 and 1012 West University Avenue in the B-3, General Business Zoning District. Table V-1, "Table of Uses", of the Urbana Zoning Ordinance requires a Special Use Permit for multi-family dwellings in the B-3 Zoning District. A Special Use Permit was approved by the Urbana City Council on July 9, 2007, Ordinance No. 2007-07-071, for a proposed five-story, mixed-use building with commercial on the ground floor and four floors of apartments above with interior parking on two levels. (See Exhibit D)

In addition to the Special Use Permit, two major variances were approved for the proposed project. On July 9, 2007 the Urbana City Council approved Ordinance No. 2007-07-072 which involved a major variance to allow a reduction in the side yard setback to 5 feet. Then on November 26, 2007 the Urbana City Council approved Ordinance 2007-11-132 involving a major variance to allow an 11 foot and 11 inch encroachment into the required 22 foot rear yard, including a 3 foot and 1½ inch encroachment of a terrace overhang. (See Exhibit E and F)

The original project included the construction of a five-story building with approximately 9,000 square feet of ground floor retail space, 161 residential units marketed primarily toward university students, and 228 parking spaces under the building on two levels. Unforeseen issues with the location of existing utilities have prevented the developer from constructing the previously proposed underground parking, and have led to the revision of the originally submitted conceptual plans. The developer has acquired property, to provide for the required parking, to the west of the original site at 508 North Goodwin Avenue, and which is currently occupied by Odman-Hecker & Co. Odman-Hecker & Co. is a commercial business that supplies such items as hollow metal door frames, doors, hardware and toilet partitions. Trammell Crow Company currently has an option to purchase the

property at 508 North Goodwin, which includes a provision that Trammell Crow assist with the relocation of Odman-Hecker. A surface parking lot will be constructed on this property to serve the proposed mixed-use commercial/residential building. Aside from the change in parking, the project will be developed in general conformance with the original development submission.

It is the Plan Commission’s responsibility to make a recommendation to City Council for or against a request for a Special Use Permit. Pursuant to Section VII-4, the Plan Commission may also recommend such additional conditions as are deemed appropriate or necessary for the public health, safety and welfare, and to carry out the purpose of the Zoning Ordinance.

Description of the Site

The subject property is located on the north side of University Avenue, the major east-west corridor in central Urbana-Champaign, and between the intersections of Lincoln and Goodwin Avenues. University Avenue is also the north boundary of the University of Illinois campus, and both Lincoln and Goodwin Avenues are important routes to campus. The subject property encompasses what is known as 1008, 1010, 1012 West University Avenue and 508 North Goodwin Avenue. (See Exhibit A) According to the application submitted, the subject property consists of approximately 147,245 square feet or 3.4 acres. A vacant retail building and the existing commercial business known as Odman-Hecker & Co. currently occupy the site. The proposed development of the subject property represents an infill development opportunity along the University Avenue corridor.

Adjacent Land Uses and Zoning Descriptions

The area immediately surrounding the subject property to the east, west and south is commercial in nature and is zoned B-3, General Business. Businesses such as Hot Wok, Dos Reales and Durst Cycle are located to the southwest; the Hampton Inn is located to the west; Tri-Color Locksmiths, the Gold Exchange and a used car dealer are located to the east; and restaurants such as Niro’s Gyros, Taco Bell and Dairy Queen are located along the south side of Lincoln Ave. and south of the subject property. To the north of the subject property is a railroad spur, Illinois American Water Company and an Ameren IP substation. The property to the north is zoned IN, Industrial.

The following is a summary of zoning and land uses for the subject site and surrounding property:

| Location | Zoning | Existing Land Use | Comprehensive Plan Future Land Use |
|-----------------|-----------------------|--|---|
| Site | B-3, General Business | Vacant Commercial Building Commercial - Odman-Hecker | Community Business |
| North | IN, Industrial | Railway spur right-of-way Illinois American Water Co. Ameren IP substation | Institutional |
| South | B-3, General Business | Commercial – Restaurants | Campus Mixed-Use |
| East | B-3 General Business | Commercial - Retail | Community Business |
| West | B-3, General Business | Commercial – Restaurants, Retail & Hotel | Community Business |

Comprehensive Plan Goals, Objectives and Policies

The City of Urbana’s 2005 Comprehensive Plan, Future Land Use Map 3, designates the future land use of this property as “Community Business”. The adjacent area on the opposite side of University Avenue is designated by Future Land Use Map 8 as “Campus Mixed Use.” The map is annotated to say that appropriate development in that area should include: “Urban designed mixed-use buildings, which include business/office on the ground floor and residential on upper floors...”

The Comprehensive Plan’s future land use designation for this site is “Community Business” which the Plan defines as:

“Community Business centers are designed to serve the overall community as well as the immediate neighborhood but are less intense than regional commercial centers. Located along principal arterial routes or at major intersections. Community Business centers contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods. Encourage planned-unit development to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.”

The Comprehensive Plan’s future land use designation on the opposite side of University Avenue is for “Campus Mixed-Use” which the plan defines as:

“The Campus Mixed-Use classification is intended for limited areas that are close to campus. These areas promote urban-style private development with a mix of uses that commonly include commercial, office and residential. Design Guidelines shall ensure that developments contain a strong urban design that emphasizes a pedestrian scale with buildings close to the street, wide sidewalks, and parking under and behind structures. The design and density of development should capitalize on existing and future transit routes in the area. Large-scale developments containing only single uses are discouraged within this classification.”

The proposed project appears to fit well within both categories in that it is a mixed-use commercial/residential building located along an arterial roadway and provides access to pedestrian, bicycle, and transit facilities. The property’s adjacency of uses also allows cross benefits. For instance housing marketed for students can benefit from being located within walking distance of restaurants, retail and the University of Illinois and vice versa.

Additionally, pertinent 2005 Urbana Comprehensive Plan goals and objectives include the following:

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

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

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

community.

Objectives

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 18.0 Promote infill development.

Objectives

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

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

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and *access to commercial and employment centers*.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

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

Objectives

- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

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

Objectives

- 26.2 Promote the beautification of commercial areas especially along University Avenue, Cunningham Avenue, and Philo Road.

Discussion

The petitioner is proposing to develop the subject property with a five-story, mixed-use building similar to what was approved by the Special Use Permit in 2007. The first floor will include 9,000 square foot of retail/commercial space with parking and the remaining four floors will be developed with a total of 161 residential dwelling units that will be targeted primarily toward university students. The bedroom mix currently proposed is 35 efficiency, 40 one bedroom, and 86 two bedroom units. (See Exhibit H)

During the engineering design phase of the project, it was found that there is an 8-inch sanitary sewer that runs through the site for which there is no easement. In addition there was a conflict with the location of existing power poles and their proximity to the proposed structure. Efforts were made to accommodate the two issues in conformance with the site plan submitted for the Special

Use Permit approved in 2007. In the end, however, it was determined that it was not possible to accommodate the 8-inch sanitary sewer and still provide underground parking as originally proposed. The developer has therefore acquired the property at 508 North Goodwin Avenue to construct a surface parking lot to serve the mixed-use building. Parking will still be provided on the first floor of the mixed-use building. Ninety nine parking spaces will be provided on the first floor of the building and 185 spaces will be provided in the surface parking lot. The developer is proposing to install carports and lighting in the parking areas as shown on the plans in Exhibit H. The proposed surface parking lot has been designed to meet the parking lot and parking space standards of the Urbana Zoning Ordinance.

There will be two access points to the development, one from University Avenue and one from Goodwin Avenue. Vehicles will be able to enter the development from University Avenue and proceed through the parking area on the ground floor of the building to the surface parking lot and then exit onto Goodwin Avenue, or vice versa.

Requirements for a Special Use Permit

According to Section VII-4 of the Urbana Zoning Ordinance, Special Use Permit applications generally must demonstrate that they meet the following three criteria as provided in italics. (Please see Exhibit G for the petitioner's specific response to each question.)

- 1. That the proposed use is conducive to the public convenience at that location.*

The proposed project is conducive to the public convenience in terms of its location and its mixed-use aspect. First, the subject property is located along the main east-west commercial corridor in central Urbana-Champaign, between Goodwin and Lincoln Avenues. In addition, the property is within walking distance of the University of Illinois. Both Goodwin and Lincoln Avenues are major entryways into campus. According to the petitioner, the residential units "will meet the demand for student housing in the community." Its location makes the property within commuting distance for pedestrians and bicyclists. Second, the project's mixed-use aspect lends itself to shorter trips, less reliance on automotive transportation, and is ultimately more convenient for residents. Finally, providing parking to serve the development is integral to its success.

- 2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detriment to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.*

Construction of residences within a commercial zoning district introduces a generally less intensive use within a more intensive zoning district. Consequently it would not be injurious or a detriment to the district. The development has been designed with commercial uses fronting on University Avenue that are consistent with the commercial nature of the area. The residential component of this development is well suited for this location due to its proximity to the University of Illinois and its location along a main east-west corridor in central Urbana-Champaign. The proposed parking areas have been located behind the proposed building thereby creating a consistent commercial façade along University Avenue. The surface parking lot has also been designed to minimize impact on adjacent properties. First, a fence will be installed around perimeter of the surface parking area.

Second, a landscape buffer will be provided along Goodwin Avenue as well as shade trees throughout the parking lot. Finally, the majority of the lighting for the surface parking lot will be mounted under the proposed carports. The other three proposed lighting fixtures will be required to be full cut-off fixtures.

3. *That the proposed use conforms to the applicable regulations and standards and preserves the essential character of the district in which it shall be located.*

According to the applicant, the proposed development will enhance the general appearance and character of the University Avenue corridor as well as contribute to the economic vibrancy of the area. The project would meet height, floor area ratio, parking, and side and rear yard setback requirements as allowed by the approved variances and that are generally consistent with standards for commercial development in the B-3 Zoning District. In addition, the proposed surface parking lot conforms to the parking lot and parking space requirements of the Urbana Zoning Ordinance. Providing parking is essential for commercial and residential developments. The proposed surface parking has been located behind the proposed building and adjacent to parking provided for commercial establishments to the south and west. The proposed design of the development with the building façade and proposed commercial uses on the ground floor along University Avenue will help to preserve the commercial nature of University Avenue.

Consideration

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the Special Use Permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulating the location, extent, and intensity of such use;
2. Requiring adherence to an approved site plan;
3. Requiring landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulating a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulating vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Requiring conformance to health, safety, and sanitation requirements as necessary;
7. Regulating signs and outdoor lighting;
8. Imposing any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. A Special Use Permit and two major variances were previously approved to allow for the subject site to be developed with a proposed five story, mixed-use building with commercial on the ground floor and four floors of apartments with interior parking on two levels.
2. The petitioner proposes to provide surface parking at 508 North Goodwin instead of underground parking as originally proposed.
3. The proposed use is conducive to the public convenience as the property is within commuting distance of the University of Illinois for pedestrians and bicyclists. Its mixed use aspect lends itself to shorter trips and less reliance on automotive transportation, and is otherwise convenient for residents.
4. The proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare because it would introduce a less intensive use in a more intensive zoning district.
5. The proposed development is consistent with the development regulations for non-residential properties in the B-3 Zoning District and therefore preserves the essential character of the district in which it shall be located.
6. The proposed development has been designed so that it is consistent with the commercial nature of University Avenue and with the least amount of impact on surrounding properties. The proposed building is situated along University Avenue with commercial uses proposed for the ground floor consistent with adjacent commercial properties. Parking for the development has been situated behind the building. The surface parking area will include fencing, landscaping and lighting designed to soften its impact.
7. The proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as “Community Business”.

Options

In Plan Case No. 2078-SU-08 the Urbana Plan Commission has the following options:

1. Recommend approval to the Urbana City Council of the Special Use Permit request, as presented herein; or
2. Recommend approval of the Special Use Permit request with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or

3. Recommend denial of the request for the Special Use Permit.

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 Urbana Plan Commission recommend **APPROVAL** of the Special Use Permit in Plan Case No. 2078-SU-08 to the Urbana City Council with the following conditions:

1. The development shall be constructed in general conformance with the site plan submitted and attached. The Zoning Administrator shall have the power to approve minor changes necessary for the project to comply with City regulations including building, fire, and site development codes.
2. The design and appearance of the development shall be of a high standard of quality in substantial conformance to the illustration submitted as part of the Special Use Permit application submitted and attached. This condition shall include a requirement for masonry construction such as brick, stone, tile and the like whether weight bearing or veneer.

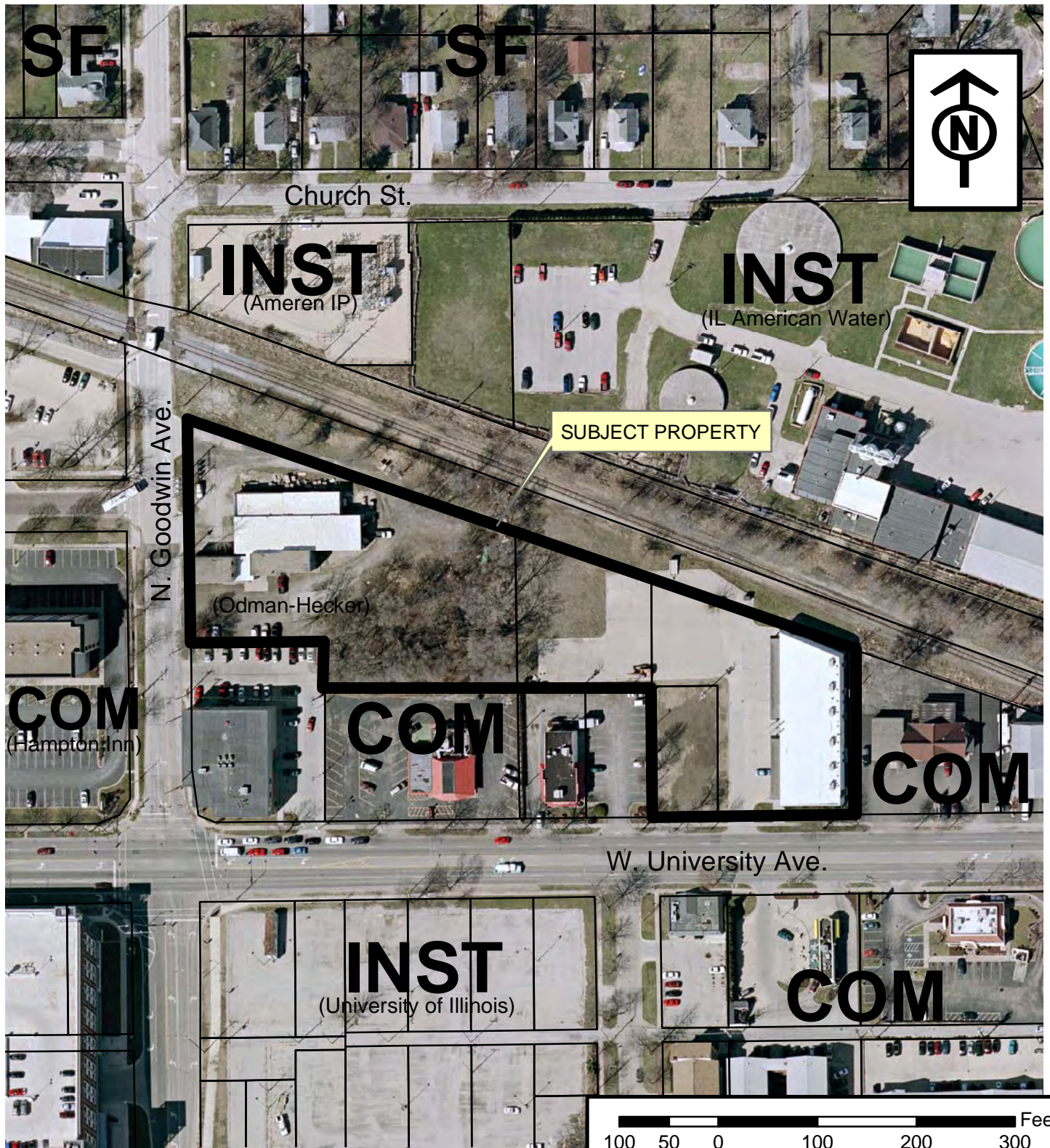
Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Ordinance No. 2007-07-071 (Special Use Permit)
Exhibit E: Ordinance No. 2007-07-072 (Major Variance for side yard setback)
Exhibit F: Ordinance No. 2007-11-132 (Major Variance for rear yard setback)
Exhibit G: Special Use Permit Application
Exhibit H: Project Plans

cc: Trammell Crow Company
Attn: Robert P. Walsh
2000 Town Center
Southfield, Michigan 48075

BGO Architects, Inc.
Attn.: Bobby Finta
4245 N. Central Expressway, Ste. 300
Dallas, TX 75205

Farnsworth Group
Attn.: Tim Pellegrini
1819 S. Neil Street, Suite F
Champaign, IL 61820

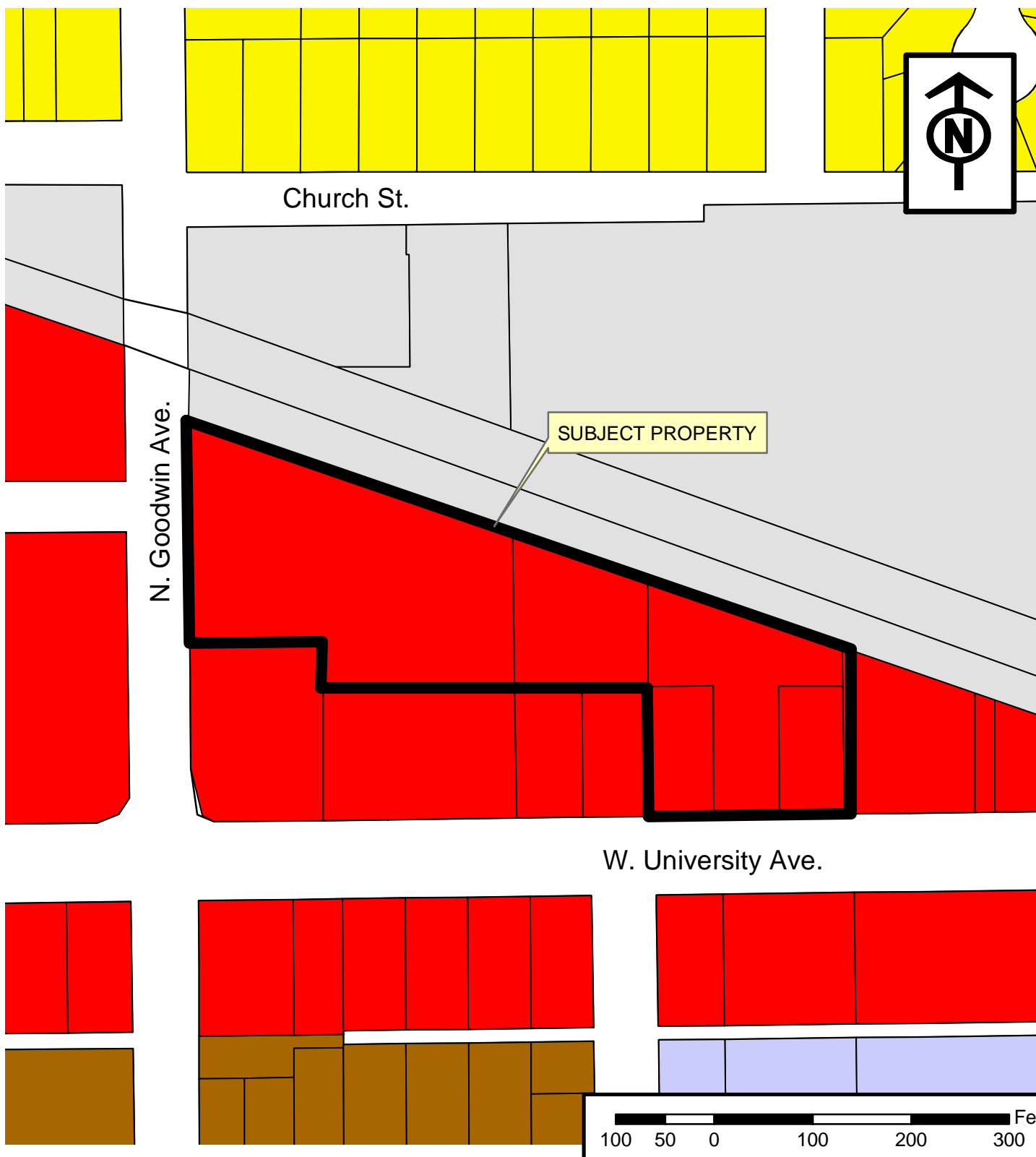
EXHIBIT A: Location and Existing Land Use Map



Plan Case: 2078-SU-08
Petitioner: Trammell Crow Company
Location: 1008, 1010 and 1012 W. University Ave. and 508 N. Goodwin Ave.
Description: Amendment to a Special Use Permit approved by the Urbana City Council on July 9, 2007, for a five-story, mixed-use commercial/residential building. The proposal is to revise the site plan to include surface parking at 508 N. Goodwin Ave.

COM - Commercial
 INST - Institutional
 SF - Single-Family

EXHIBIT B: Existing Zoning Map



Plan Case: 2078-SU-08
Petitioner: Trammell Crow Company
Location: 1008, 1010 and 1012 W. University Ave. and 508 N. Goodwin Ave.
Description: Amendment to a Special Use Permit approved by the Urbana City Council on July 9, 2007, for a five-story, mixed-use commercial/residential building. The proposal is to revise the site plan to include surface parking at 508 N. Goodwin Ave.

Prepared 7/08 by Community Development Services - Ikk






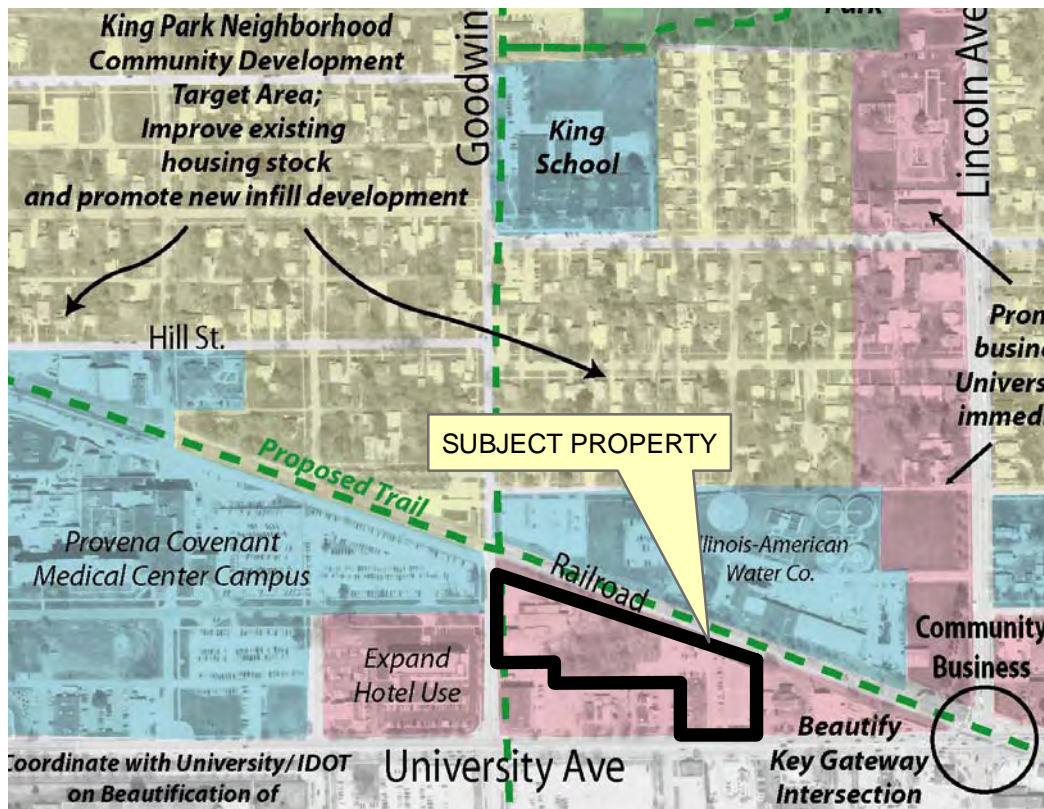
| | |
|---|-----|
|  | B3 |
|  | B3U |
|  | IN |
|  | R2 |
|  | R5 |

EXHIBIT C: Future Land Use Map

Future Land Use Map #3



Future Land Use Map #8



Plan Case: 2078-SU-08
Petitioner: Trammell Crow Company
Location: 1008, 1010 and 1012 W. University Ave. and 508 N. Goodwin Ave.
Description: Amendment to a Special Use Permit approved by the Urbana City Council on July 9, 2007, for a five-story, mixed-use commercial/residential building. The proposal is to revise the site plan to include surface parking at 508 N. Goodwin Ave.

Prepared 7/08 by Community Development Services - lkk

| | |
|--|--------------------|
| | Residential |
| | Campus Mixed-Use |
| | Community Business |
| | Institutional |

ORDINANCE NO. 2007-07-071**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

(To Allow the Construction of Multi-Family Dwellings at 1008, 1010 and 1012 W. University Avenue in the B-3, General Business, Zoning District - Plan Case 2043-SU-07 / Trammell Crow Higher Education Development, Inc.)

WHEREAS, Trammell Crow Higher Education Development, Inc. has petitioned the City of Urbana for a Special Use Permit to construct multi-family dwellings at 1008, 1010, and 1012 West University Avenue in the B-3, General Business District; and

WHEREAS, the Urbana Zoning Ordinance, Table V-1, Table of Uses, permits Multi-Family Dwellings in B-3 zoning districts subject to a Special Use Permit; and

WHEREAS, the 2005 Comprehensive Plan designates the future land use of this property as "Community Business"; and

WHEREAS, after due publication, the Urbana Plan Commission on June 21, 2007 held a public hearing concerning the petition and voted 8 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the Special Use Permit application, subject to the conditions as specified in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth herein, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the Special Use Permit would promote the general health, safety, morals, and general welfare of the public; and

WHEREAS, The application demonstrates that the development will be generally conducive to the public convenience at this location; that it will not be injurious to the public or district in which it is located; and that it will meet the applicable standards of the Urbana Zoning Ordinance and enhance the character of the zoning district in which it will be located.

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

Section 1. A Special Use Permit is hereby approved to allow the use of multi-family dwellings in the B-3, General Business Zoning District at 1008, 1010, and 1012 West University Avenue with the following conditions upon approval:

1. The development shall be constructed in general conformance with the attached site plan labeled "Floor Concept Plans". The Zoning Administrator shall have the power to approve minor changes necessary for the project to comply with City regulations including building, fire, and site development codes.
2. The design and appearance of the development shall be of a high standard of quality in substantial conformance to the attached illustration labeled "Conceptual Elevation" submitted as part of the Special Use Permit application. This condition shall include a requirement for masonry construction.

LEGAL DESCRIPTION:

The East 135 feet of Lot 1, and all of Lots 9, 11 and 12, in John W Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. More commonly known as 1008 and 1010 West University, Urbana, Illinois.

Permanent Index Nos. 91-21-07-431-019, 91-21-07-431-021, and 91-21-07-431-009

AND

Lot 10 in John W. Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. Most commonly known as 1012 W. University, Urbana, Illinois.

Permanent Index No. 91-21-07-431-007
AND

Beginning at the Northwest Corner of Lot 1 of John W. Stipes Subdivision, Urbana, Illinois, said point being on the Southerly right-of-way line of the Norfolk and Western Railway Company, proceed thence North 00 degrees 10 minutes 21 seconds East, 21.33 feet along the East line of Goodwin Avenue to the Northerly right-of-way line of the Norfolk and Western Railway Company, said line being coincidental with the Southerly right-of-way line of the Penn Central Railroad; thence South 70 degrees 02 minutes 19 seconds East, 411.00 feet along the Northerly right-of-way line of the Norfolk and Western Railway Company, thence South 68 degrees 01 minutes 28 seconds East 158.13 feet to a point on the Northerly extension of the East line of Lot 9 of John W. Stipes Subdivision; thence South 00 degrees 01 minutes 49 seconds East, 31.50 feet along the Northerly extension of the said East line to the Southerly right-of-way line of the Norfolk and Western Railway Company, also being the Northerly line of John W. Stipes Subdivision; thence North 70 degrees 31 minutes 48 seconds West, 70.39 feet along the Southerly line of said railway company to a point being on the East line of Lot 1 of John W. Stipes Subdivision; thence North 00 degrees 06 minutes 46 seconds West, 21.23 feet along the said East line of Lot 1, being coincidental with the Southerly right-of-way line of Norfolk and Western Railway Company, thence North 70 degrees 31 minutes 49 seconds West, 493.93 feet along the Southerly right-of-way line of said Railroad to the true point of beginning, said property lying contiguous to the West limit of the property conveyed to Consolidated Railway Corporation by deed dated October 15, 1990, lying East of Goodwin Avenue, in Champaign County, Illinois.

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 9th day of July,
2007.

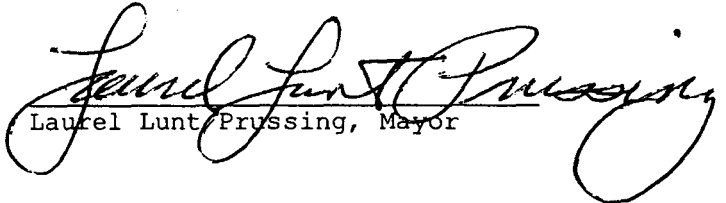
AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 12th day of July,
2007.


Laurel Lunt Prussing, Mayor

[Special Council Meeting]



CONCEPTUAL ELEVATION

URBANA STUDENT HOUSING
URBANA, ILLINOIS

FOR TRAMMELL CROW CO. BG
05-24-07



CHAMPAIGN/JURGENA JOB NUMBER: 06187

| UNIT TABULATION | | CREATED | 5/15/07 |
|-----------------|------|------------|----------------|
| TYPE | AREA | NO. | % |
| E1 | 430 | 35 | 21.74% |
| A1 | 506 | 40 | 24.84% |
| B1 | 850 | 67 | 41.61% |
| B2 | 809 | 19 | 11.80% |
| TOTAL | | 161 | 100.00% |

| TYPE | AREA | NO. | % |
|--------------|------|------------|----------------|
| E1 | 430 | 35 | 21.74% |
| A1 | 506 | 40 | 24.84% |
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|--------------|------|------------|----------------|
| E1 | 430 | 35 | 21.74% |
| A1 | 506 | 40 | 24.84% |
| B1 | 850 | 67 | 41.61% |
| B2 | 809 | 19 | 11.80% |
| TOTAL | | 161 | 100.00% |

AVERAGE UNIT SIZE : 700.19

PARKING @ RETAIL = 97
 PARKING @ BASEMENT = 131

TOTAL = 228

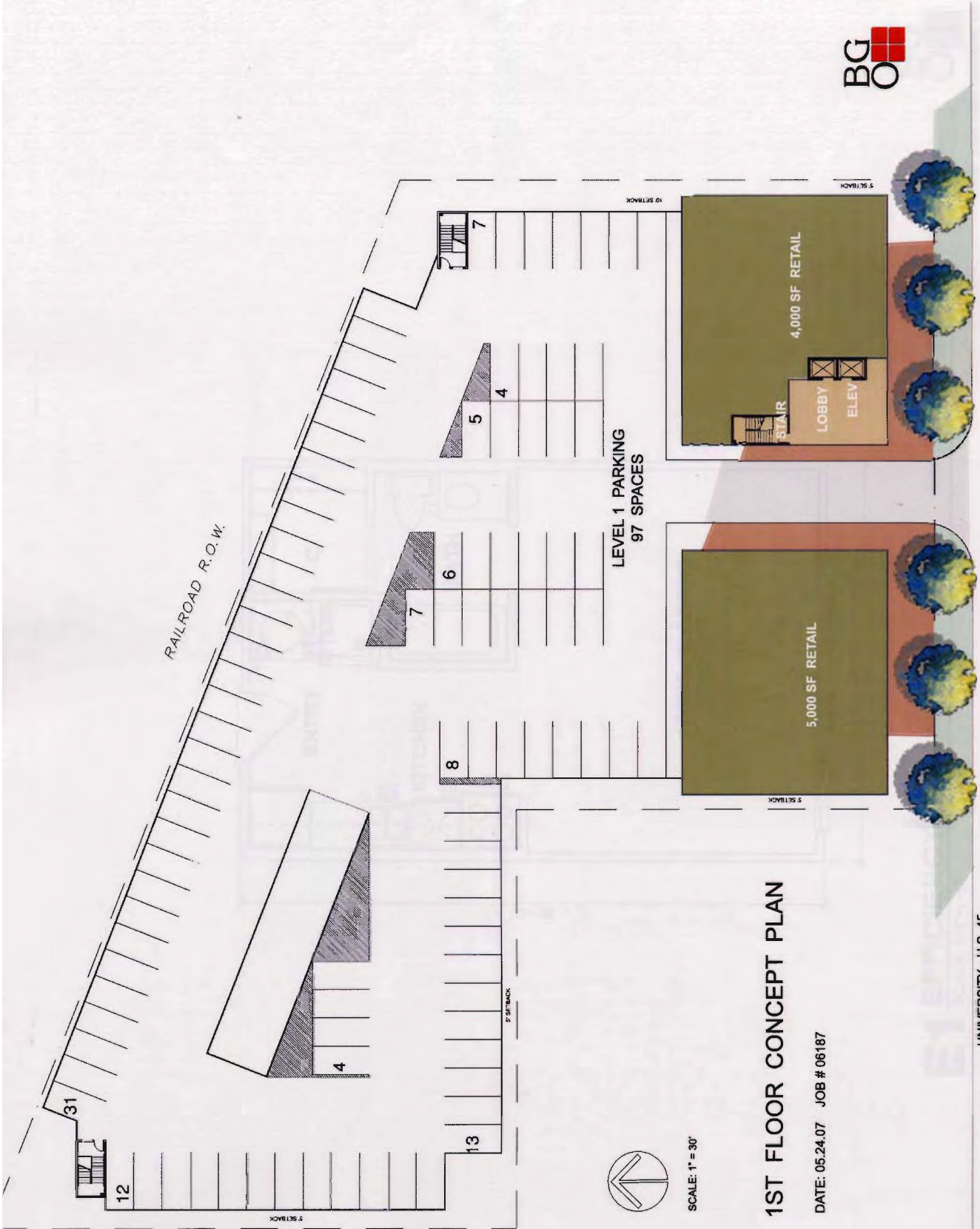


2ND FLOOR CONCEPT PLAN
 (FLOORS 3 - 5 SIMILAR)

DATE: 05.24.07 JOB # 06187

SCALE: 1" = 30'





1ST FLOOR CONCEPT PLAN

DATE: 05.24.07 JOB # 06187

ORDINANCE NO. 2007-07-072**AN ORDINANCE APPROVING A MAJOR VARIANCE**

(To Allow a Reduction in Side Yard Building Setbacks to 5 Feet in the B-3, General Business, Zoning District / 1008, 1010 and 1012 W. University Avenue, Case No. ZBA-2007-MAJ-06, Trammell Crow Higher Education Development, Inc.)

WHEREAS, the Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the Corporate Authorities to consider applications for major variances where there are special circumstances or conditions with a parcel of land or the structure; and

WHEREAS, Trammell Crow Higher Education Development, Inc. has submitted a petition for a variance to allow a reduction in side yard building setbacks to a minimum of five feet for a mixed commercial/residential building at 1008, 1010 and 1012 W. University Avenue in the B-3, General Business Zoning District.; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case #ZBA-2007-MAJ-06; and

WHEREAS, after due publication in accordance with Section XI-10 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Zoning Board of Appeals held a public hearing on the proposed major variance on June 20, 2007 and voted 5 ayes and 0 nays to recommend to the Corporate Authorities approval of the requested variance; and

WHEREAS, after due and proper consideration, the Corporate Authorities of the City of Urbana have determined that the major variance referenced herein conforms with the major variance procedures in accordance with Article XI, Section XI-3.C.2.d of the Urbana Zoning Ordinance; and

WHEREAS, the Corporate Authorities have considered the variance criteria established in the Urbana Zoning Ordinance and have determined the following findings:

1. The proposed variance will not serve as a special privilege because the irregular shape of the lot poses challenges to efficient use of the property. The variance requested is necessary due to special circumstances relating to the property which represents an infill development opportunity along the important University Avenue corridor.
2. The special circumstances concerning the property are the irregular shape of the site combined with deep setbacks on three sides of the property which significantly reduce the usable area of the site. The practical difficulty in strict compliance would reduce the efficient use of the site and directly effect the economic viability of the development.
3. The variance would allow side yards consistent with the zoning regulations for non-residential properties in the B-3 zoning district and therefore cause no more of a "nuisance" to adjacent properties than a "by right" commercial project.
4. The requested variance will advance the goals and implementation strategies of the 2005 Comprehensive Plan.

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

The major variance request by Trammell Crow Higher Education Development, Inc., in Case #ZBA-2007-MAJ-06, is hereby approved to reduce each side yard property line setback to a minimum of five feet at 1008, 1010 and 1012 West University Avenue in the B-3, General Business Zoning District, in the manner proposed in the application.

The major variance described above shall only apply to the property located at 1008, 1010 and 1012 West University Avenue, Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION:

The East 135 feet of Lot 1, and all of Lots 9, 11 and 12, in John W Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. More commonly known as 1008 and 1010 West University, Urbana, Illinois.

Permanent Index Nos. 91-21-07-431-019, 91-21-07-431-021, and 91-21-07-431-009

AND

Lot 10 in John W. Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. Most commonly known as 1012 W. University, Urbana, Illinois.

Permanent Index No. 91-21-07-431-007

AND

Beginning at the Northwest Corner of Lot 1 of John W. Stipes Subdivision, Urbana, Illinois, said point being on the Southerly right-of-way line of the Norfolk and Western Railway Company, proceed thence North 00 degrees 10 minutes 21 seconds East, 21.33 feet along the East line of Goodwin Avenue to the Northerly right-of-way line of the Norfolk and Western Railway Company, said line being coincidental with the Southerly right-of-way line of the Penn Central Railroad; thence South 70 degrees 02 minutes 19 seconds East, 411.00 feet along the Northerly right-of-way line of the Norfolk and Western Railway Company, thence South 68 degrees 01 minutes 28 seconds East 158.13 feet to a point on the Northerly extension of the East line of Lot 9 of John W. Stipes Subdivision; thence South 00 degrees 01 minutes 49 seconds East, 31.50 feet along the Northerly extension of the said East line to the Southerly right-of-way line of the Norfolk and Western Railway Company, also being the Northerly line of John W. Stipes Subdivision; thence North 70 degrees 31 minutes 48 seconds West, 70.39 feet along the Southerly line of said railway company to a point being on the East line of Lot 1 of John W. Stipes Subdivision; thence North 00 degrees 06 minutes 46 seconds West, 21.23 feet along the said East line of Lot 1, being coincidental with the Southerly right-of-way line of Norfolk and Western Railway Company,

thence North 70 degrees 31 minutes 49 seconds West, 493.93 feet along the Southerly right-of-way line of said Railroad to the true point of beginning, said property lying contiguous to the West limit of the property conveyed to Consolidated Railway Corporation by deed dated October 15, 1990, lying East of Goodwin Avenue, in Champaign County, Illinois.

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).


This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the Corporate Authorities of the City of Urbana, Illinois, at a special meeting of said Authorities on the 9th day of July, 2007.

PASSED by the City Council this 9th day of July, 2007.

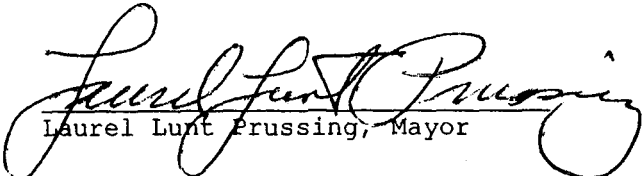
AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 12th day of July, 2007.


Laurel Lunt Prussing, Mayor

[Special Council Meeting]

COPY

ORDINANCE NO. 2007-11-132

AN ORDINANCE APPROVING A MAJOR VARIANCE

(To Allow an 11-Foot, 11-Inch Encroachment Into the Required 22-Foot Rear Yard; Including a 3-Foot, 1½-Inch Encroachment of a Terrace Overhang in the B-3, General Business, Zoning District / 1008, 1010 and 1012 W. University Avenue - Case No. ZBA-2007-MAJ-08, Trammell Crow Higher Education Development, Inc.)

WHEREAS, the Urbana Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the Corporate Authorities to consider applications for major variances where there are special circumstances or conditions with a parcel of land or the structure; and

WHEREAS, Trammell Crow Higher Education Development, Inc. has submitted a petition for a major variance to allow an 11-foot and 11-inch encroachment into the required 22-foot rear yard, including a 3-foot and 1 ½-inch encroachment of a terrace overhang for a mixed commercial/residential building at 1008, 1010 and 1012 W. University Avenue in the B-3, General Business Zoning District; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case #ZBA-2007-MAJ-08; and

WHEREAS, after due publication in accordance with Section XI-10 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Zoning Board of Appeals held a public hearing on the proposed major variance on November 14, 2007 and voted 6 ayes and 0 nays to recommend to the Corporate Authorities approval of the requested variance; and

WHEREAS, after due and proper consideration, the Corporate Authorities of the City of Urbana have determined that the major variance referenced herein conforms with the major variance procedures in accordance with Article XI, Section XI-3.C.2.d of the Urbana Zoning Ordinance; and

WHEREAS, the Corporate Authorities have considered the variance criteria established in the Urbana Zoning Ordinance and have determined the following findings:

1. The proposed variance will not serve as a special privilege. As an infill project on an irregular-shaped lot, the required setbacks are detrimental to redevelopment as anticipated by the Comprehensive Plan and Zoning Ordinance. The variance would allow construction of a project having the same setback allowed "by right" for solely commercial buildings.

2. The variance requested is necessary due to special circumstances relating to the property. Because this is a mixed-use development, increased setback standards are imposed, and this being an infill project on an existing, L-shaped lot provides special circumstances.

3. The reduced rear yard setback will not cause a nuisance to adjacent properties. The rear yard borders a narrow strip of land which cannot be developed as well as a railroad spur right-of-way.

4. The proposed project will advance the goals of the 2005 Comprehensive Plan.

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

The major variance request by Trammell Crow Higher Education Development, Inc., in Case #ZBA-2007-MAJ-08, is hereby approved to allow an 11-foot and 11-inch encroachment into the required 22-foot rear yard, including a 3-foot and 1 1/2-inch encroachment of a terrace overhang at 1008, 1010 and 1012 West University Avenue in the B-3, General Business Zoning District, in the manner proposed in the application.

The major variance described above shall only apply to the property located at 1008, 1010 and 1012 West University Avenue, Urbana, Illinois, more particularly described as follows:

COPY

LEGAL DESCRIPTION:

The East 135 feet of Lot 1, and all of Lots 9, 11 and 12, in John W Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. More commonly known as 1008 and 1010 West University, Urbana, Illinois.

Permanent Index Nos. 91-21-07-431-019, 91-21-07-431-021, and 91-21-07-431-009

AND

Lot 10 in John W. Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. Most commonly known as 1012 W. University, Urbana, Illinois.

Permanent Index No. 91-21-07-431-007

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).

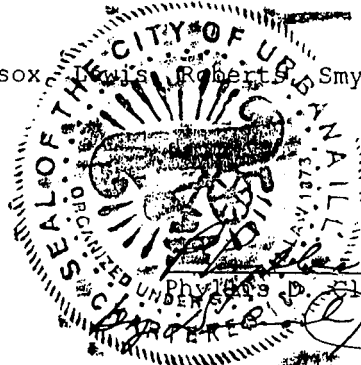
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the Corporate Authorities of the City of Urbana, Illinois, at a special meeting of said Authorities on the 26th day of November, 2007.

PASSED by the City Council this 26th day of November, 2007.

AYES: Barnes, Bowersox, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:



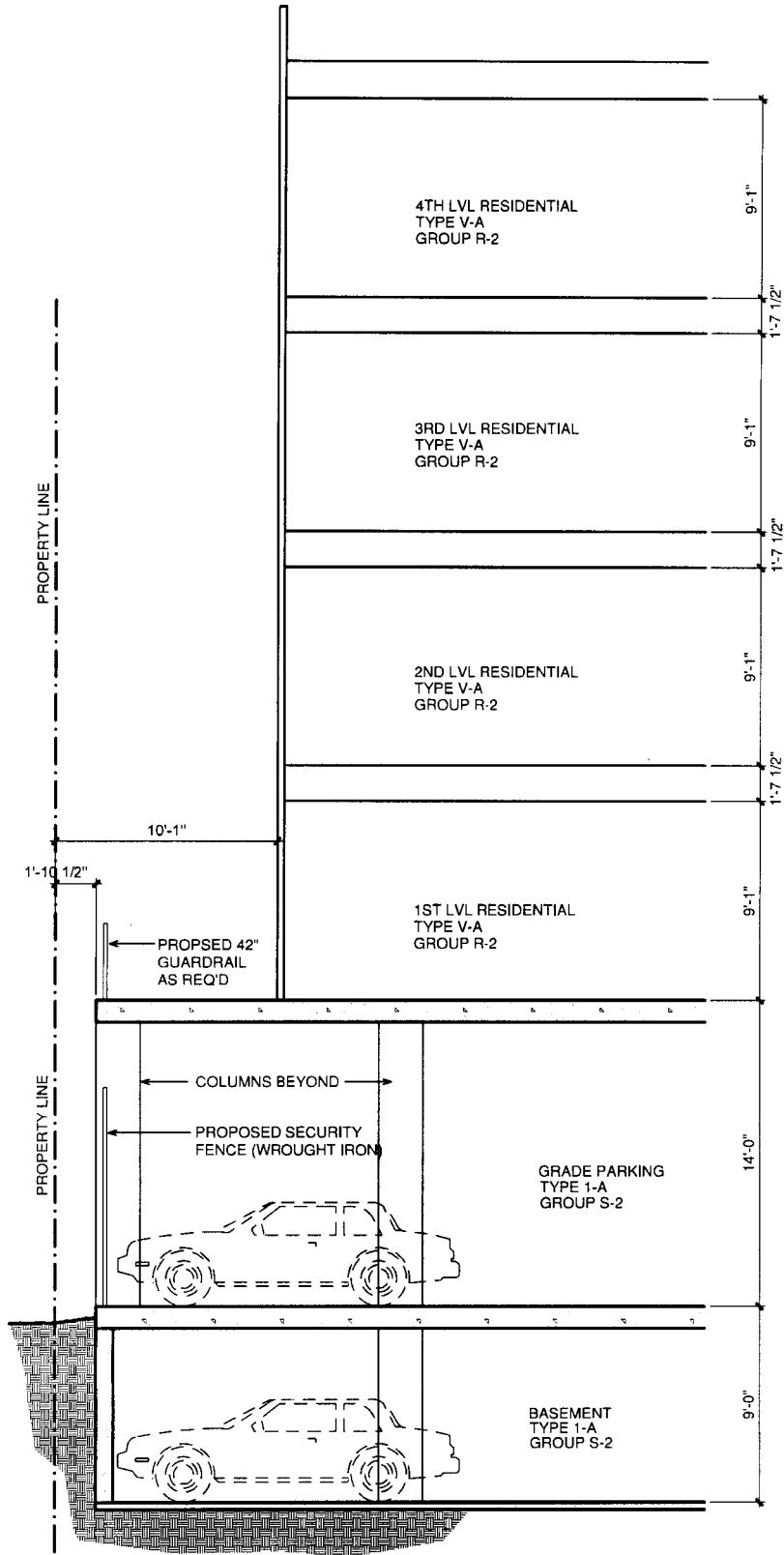
Richard D. Clark
Richard D. Clark, City Clerk

J. Robert...
J. Robert... Deputy Clerk

APPROVED by the Mayor this 30th day of November, 2007.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

[Special Council Meeting]



1 PROPOSED BUILDING SECTION
SCALE 3/16"=1'-0"



Application for Special Use Permit

Plan Commission

APPLICATION 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 _____ Plan Case No. 2078-SU-08
 Fee Paid - Check No. 2769 Amount \$150.00 Date 07-03-2008

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section IV-2 of the Urbana Zoning Ordinance to allow (insert proposed use)

A multi-family residential dwelling as a Special Use in a B-3 General Business District Zoning District

on the property described below.

1. Location of Subject Sites 1010 W University Ave and 508 N. Goodwin Ave, Urbana, IL
2. PIN # of Locations 91-21-07-431-019, 91-21-07-431-021, 91-21-07-431-007, and 91-21-07-431-023
3. Name of Applicant/Petitioner(s) Robert P. Walsh Phone 248-936-6836

Address Trammel Crow Co. 2000 town Center, Southfield, Michigan 48075
 (street/city) (state) (zip)

Property interest of Applicant(s) Owner's Representative
 (owner, contract buyer, etc)

4. Name of Owner(s) TC-MET Urbana, LLC Phone 210-253-6028

Address c/o Trammell Crow Co., 601 NW Loop 410 suite 410 San Antonio, TX 78216
 (street/city) (state) (zip)

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

manufacturing facility with surface parking lot

REASONS FOR REQUEST FOR APPLICATION FOR SPECIAL USE PERMIT

NOTE: The following information must be provided in order to process the application. If additional space is needed, attach extra pages to application.

1. Explain how the proposed use is conducive to the public convenience at the location of the property.

See Exhibit B

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

See Exhibit C

3. Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

See Exhibit E

WHEREFORE, petitioner prays that this petition be heard by the Urbana Plan Commission and the Application for Special Use Permit be granted.

Respectfully submitted this 30th day of June, 2008.

Robert P. Walsh
Signature of Applicant

STATE OF ~~ILLINOIS~~ }
Michigan }
CHAMPAIGN COUNTY }
Oakland

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

Subscribed and sworn to before me this 30 day of June, 2008.

Kathleen M. Nantais
Notary Public

KATHLEEN M. NANTAIS
Notary Public, State of Michigan
County of Macomb
My Commission Expires Dec. 23, 2013
Acting in the County of Oakland
SEAL

Signature of Applicant Robert P. Walsh

Petitioner's Attorney (if applicable) _____

Address c/o Trammell Crow Co., 2000 Town Center, Southfield, Michigan 48075

Telephone 248-936-6836

EXHIBIT A

THE PROPERTY

The East 135 feet of Lot 1, and all of Lots 9,11, and 12 in John W. Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in plat book "B" at page 12, situated in Champaign County, Illinois.

More commonly known as 1008 and 1010 West University, Urbana, Illinois

Permanent Index Nos. 91-21-07-431-019 and 91-21-07-431-021

AND

Lot 10 in John W. Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in plat book "B" at page 12, situated in Champaign County, Illinois.

More commonly known as 1012 West University, Urbana, Illinois

Permanent Index No. 91-21-07-431-007

AND

Lot 1 except the east 135 feet, and also the south 48 feet of the west 134.62 feet thereof, in the City of Urbana, Illinois, as per plat shown in plat book "B" at page 12, situated in Champaign County, Illinois.

More commonly known as 508 North Goodwin Avenue, Urbana, Illinois.

Permanent Index No. 91-21-07-431-023

EXHIBIT B

The proposed use is a mixed use development consisting of approximately 9,000 square feet of ground floor retail space, 161 residential units targeted primarily toward university students and 161 parking spaces located primarily within the footprint of the proposed building. First floor retail and commercial space is a common use in the surrounding neighborhood and is consistent with the community's long range plan. The retail space will provide local residents and visitors access to quality service oriented retailers and specialty retailers. The residential units will meet the demand for student housing in the community. In general, the development will enhance the vibrancy and general appearance of the University Avenue Corridor by replacing the current obsolete structure with a new mixed use development.

EXHIBIT C

The use will consist of a 5 story building as detailed in the proposed site plan. The project will be developed to institutional real estate investment standards prevalent in the Urbana, Illinois area and will be managed and operated by professional managers. Because of the significant capital investment great care will be taken in the operation of the building. We expect the retail uses will be supportive of the community environment and will be of a quality and nature consistent with new retail space being developed in the greater Urbana area. The residential component will be operated primarily as student housing, a common use present throughout the general neighborhood. The residential component will include many amenities making it a desirable option for university students. The development will be adequately screened and protected from the adjacent railroad tracks, which, are in any event, used on a very infrequent basis.

EXHIBIT D

The proposed development will be in full compliance with the City of Urbana's Zoning ordinance with regard to parking, FAR requirements and height restrictions. It does require a Special Use Permit for multifamily residential use in the B-3 District. In addition a variance has been requested with respect to the side yard setback. Trammell Crow Company has requested the side yard setback to be 5' as approved for non-residential B-3 projects. The proposed residential use is consistent with the city of Urbana's desire for mixed use development that will appropriately utilize already developed parcels allowing the preservation of land in currently undeveloped areas. The residential use above retail development is a widely accepted mixed use model and will not negatively impact the surrounding neighborhood. Residential uses will produce minimal congestion, noise or other negative influences. The retail component will be service and specialty retailing not inconsistent with existing retail development in the area.

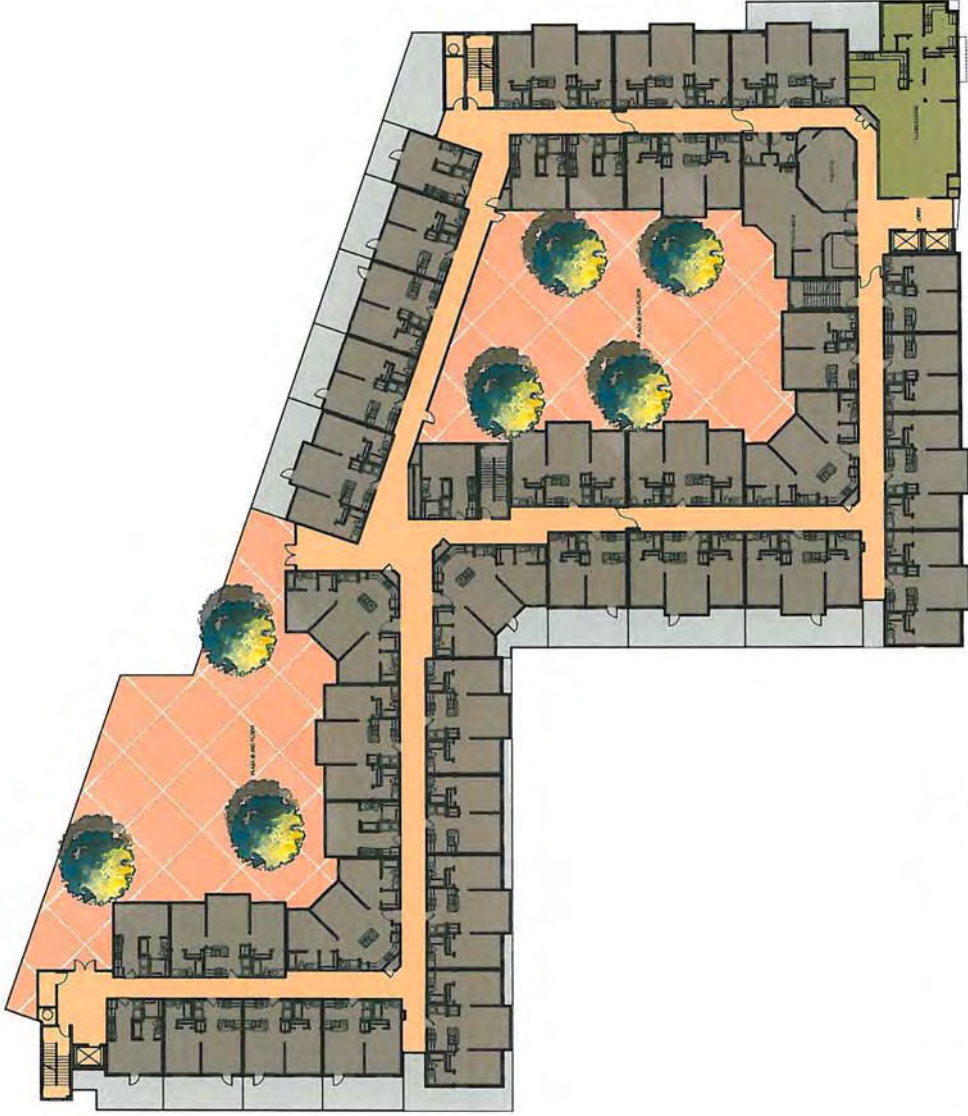


CONCEPTUAL ELEVATION

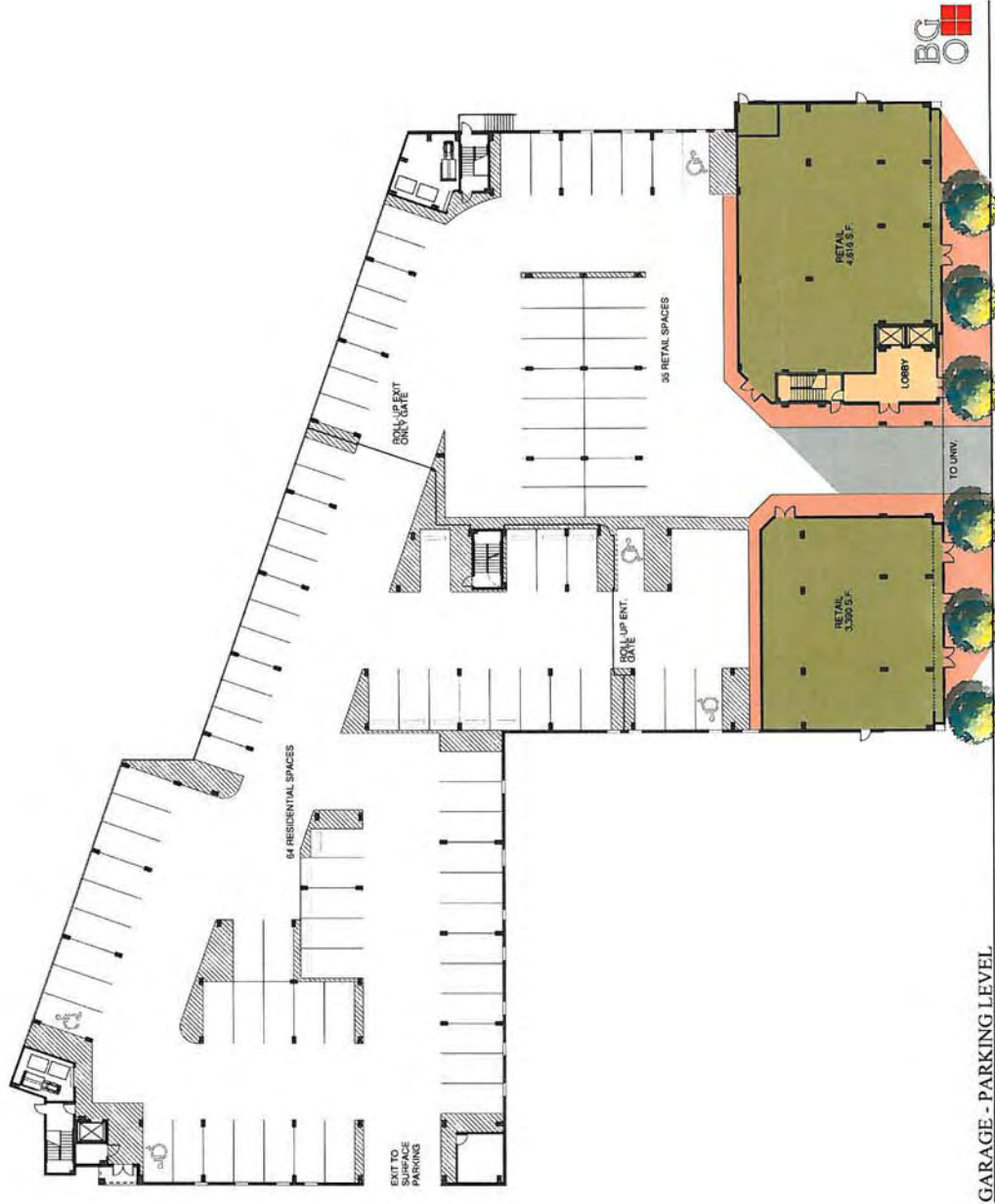
URBANA STUDENT HOUSING
URBANA, ILLINOIS

FOR TRAMMELL CROW CO. BC
07-16-08

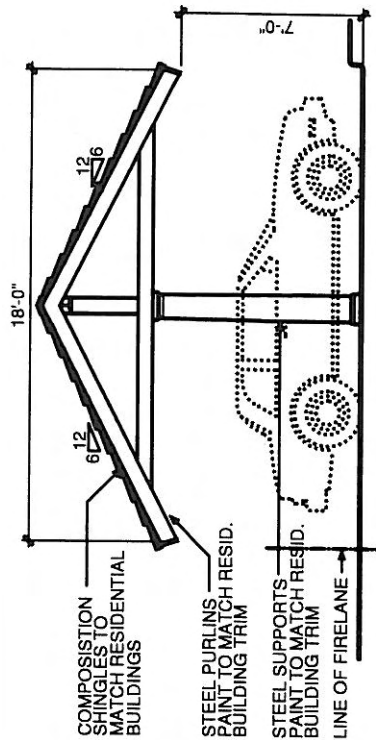




BUILDING RESIDENTIAL FIRST LEVEL. FLOORS 2-4 SIMILAR



GARAGE - PARKING LEVEL



3 CARPORT SECTION

SCALE 1/4"=1'-0"



Figure 1



Figure 2



378 379 37E