



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Lisa Karcher, AICP, Planner II

DATE: February 12, 2009

SUBJECT: Plan Case 2100-PUD-09: A request by Nabor House Fraternity for approval of a Preliminary Development Plan for the Nabor House Fraternity Planned Unit Development (PUD).

Introduction

Michael Kinate, Vice President of the Nabor House Fraternity, has submitted an application on behalf of the Fraternity for a preliminary development plan for a proposed planned unit development (PUD) to be named Nabor House Fraternity PUD. The PUD includes property at 1002 South Lincoln Avenue and 805 West Iowa Street. The existing Nabor House Fraternity and related parking occupies 1002 South Lincoln Avenue, while 805 West Iowa Street is currently vacant. The proposed PUD includes plans to construct a new fraternity house and associated parking which will necessitate demolition of the existing fraternity house.

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD occurs in two phases. First, a preliminary development plan is submitted and reviewed by the Plan Commission. The Plan Commission must hold a public hearing, after which they consider the proposed plan and make a recommendation to City Council for approval or disapproval of the preliminary development plan. The second step is to submit a final development plan. As with the preliminary development plan, the final development plan must follow the same review process. The petitioner is requesting consideration of a preliminary development plan for the Nabor House Fraternity PUD at this time.

Background

The subject property is located southeast of the intersection of South Lincoln Avenue and West Iowa Street and consists of two parcels totaling 24,840 square feet in area. The portion of the subject property known as 1002 South Lincoln Avenue is zoned R-7, University Residential. The Nabor House Fraternity has occupied the structure on the property since 1965. The fraternity house is considered certified housing by the University of Illinois and has an approved capacity of 37. The property at 805 West Iowa Street is zoned R-3, Single and Two-Family Residential and is currently vacant. The Nabor House fraternity has owned the property since 2000.

The subject property lies within the recently designated Lincoln-Busey Corridor Overlay District. This District is bounded by Illinois Avenue on the north, Busey Avenue on the east, Pennsylvania Avenue on the south and Lincoln Avenue on the west. Design guidelines have recently been adopted for the Lincoln-Busey Corridor Overlay District. In addition to the PUD process, the proposed development will be reviewed by the newly created Design Review Board in relation to the Lincoln-Busey Corridor Design Guidelines. The proposed Nabor House Fraternity building is anticipated to be reviewed by the Design Review Board in April.

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

Aside from the University of Illinois campus located west of Lincoln Avenue, the area surrounding the subject property contains a mix of residential uses including rooming houses, fraternities, sororities, multi-family apartments and single-family homes. As a result of the varying land uses, there is also a range of corresponding zoning districts. For the most part the properties along Lincoln Avenue or the west portion of the block between Lincoln Avenue and Busey Avenue are used and zoned for multi-family purposes. In contrast, the properties along Busey Avenue or the east portion of the block are used and zoned for single-family purposes. The properties that lie in between are in some cases multi-family in nature and in others single-family in nature. The Comprehensive Plan designations are consistent with the zoning and land use in that the properties along Lincoln Avenue are designated as either “High Density Residential” or “University Residential” and the properties along Busey Avenue are designated as “Residential”.

Following is a summary of zoning and land uses for the subject site and surrounding property. In addition, Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-3, Single and Two-Family Residential R-7, University Residential	Fraternity and Vacant Lot	University Residential Residential
North	R-2, Single-Family Residential R-5, Medium High Density Multi-Family Residential R-7, University Residential	Multi-Family Dwellings Single-Family Dwellings	University Residential Residential
South	R-7, University Residential	Multi-Family Dwellings	University Residential
East	R-2, Single-Family Residential R-7, University Residential	Multi-Family Dwelling Single-Family Dwellings	Residential
West	CRE, Conservation-Recreation-Education	Institutional - University of Illinois	Institutional

Discussion

The proposed PUD includes the demolition of the existing Nabor House Fraternity and the construction of a new fraternity house. The new fraternity house is proposed to be an approximately 16,370 square foot, three-story building that will accommodate 48 men. A 24-space parking lot is proposed to serve the fraternity house. Development of the site will involve the elimination of one of

the two existing drives, and relocation of the other. A fence is proposed to be constructed along the perimeter of the site with the exception of the Lincoln Avenue and Iowa Street frontages. In addition, the development will incorporate bio-swales and a rain garden. (See Exhibit E)

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as “ a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses”. Planned unit developments can be residential, commercial, mixed use, or industrial. The proposed Nabor House Fraternity PUD is a residential PUD. To be considered as a PUD, the proposed development plan must include a gross site area of one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 24,840 square feet and therefore is at least on-half acre in area. The proposed Nabor House Fraternity PUD meets the following criteria as defined by the Urbana Zoning Ordinance:

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

The proposed Nabor House PUD presents a plan that will provide for the redevelopment of two properties within an urban area, one of which is vacant. Development of the vacant lot for higher intensity purposes, than what it is zoned, is contrary to the Comprehensive Plan notation concerning the Lincoln/Busey Corridor which states: “preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area”. The proposed PUD provides for a redevelopment plan that maintains the present fraternity use and eliminates the possibility of the existing vacant lot being developed with a multi-family use. The PUD will create an improved facility for the fraternity and provide for its future growth while at the same time creating a transition/buffer of the fraternity from surrounding low intensity residential uses.

Goals

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;

9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

PUD's are to be reviewed for their consistency with the above general goals. The proposed Nabor House Fraternity PUD is consistent with goals 2, 3, 4, 5, and 7. The proposed PUD is an infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. The development will include amenities and innovations such as a rain garden, bio-swales and permeable parking. The proposed development is responsive to the Comprehensive Plan as outlined in the following section. In addition, the required review of the proposed development with the Lincoln-Busey Corridor Design Guidelines, will ensure that the architectural styles, building forms, and building relationships will be coordinated within the development and surrounding neighborhood.

Comprehensive Plan

In all PUD's, the final built form shall be generally consistent with the goals, objectives and future land uses of the Comprehensive Plan. The following goals and objectives of the 2005 Urbana Comprehensive Plan relate to this case:

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.
- 2.2 Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- 2.3 Use development and planning controls to minimize environmental and property damage from flooding and erosion.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

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

Objectives

- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings.
- 3.2 Promote new developments that are unique and capture a "sense of place."

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

Objectives

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 5.0 Ensure that land use patterns conserve energy.

Objectives

- 5.2 Promote building construction and site design that incorporates innovative and effective techniques in energy conservation.

Goal 6.0 Preserve natural resources (including air, water, and land) and environmentally sensitive areas in the community.

Objectives

- 6.1 Protect groundwater and surface water sources from flood and storm-related pollution.

Goal 12.0 Preserve the characteristics that make Urbana unique.

Objectives

- 12.1 Identify and protect neighborhoods and areas that contain significant historical and cultural resources.

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

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 36.0 Protect both developed and undeveloped areas from increases in runoff and localized flooding.

Objectives

- 36.1 Protect life and property from storm and floodwater damage.
- 36.2 Reduce the impacts of development on stormwater conditions through regulations, including appropriate provisions for detention and conveyance.

Permitted Uses

Any agriculture, residential, public/quasi-public, or business use identified in the Zoning Ordinance by Table V-1: Table of Uses, may be permitted in a residential PUD with the exception of those uses listed in the Section XIII-3.M. The proposed PUD involves a fraternity and related parking. Fraternal chapters are considered a typical form of a dormitory by the Zoning Ordinance. A dormitory is listed as a residential use in Table V-1; therefore, the proposed use is permitted.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. Preliminary development plan review typically involves review and approval of a general concept to provide the petitioner with feedback concerning the proposed PUD prior to making a large financial investment in the development. The final development plan in turn is a detail development plan that would include a statement of specific development standards for the PUD. Due to the size and nature of the proposed Nabor House Fraternity PUD, it is necessary to analyze the proposed development in relation to zoning standards, because they ultimately affect the viability of the project.

The Zoning Ordinance requires that a waiver of any requirement needs to be expressly written. The petitioner is proposing the following zoning standards. Aside from the items listed below, all other applicable zoning requirements per the Urbana Zoning Ordinance apply.

1. Maximum height of 36 feet for a principal structure.

Table VI-3 of the Zoning Ordinance allows for a maximum height of 35 feet for principal structures. The proposed fraternity house is 37 feet in height so that a roof pitch of 5.5/12 can be maintained. A maximum height of 37 feet for a principal structure is therefore proposed for the PUD.

2. Floor area ratio of 0.66

Table VI-3 of the Zoning Ordinance allows for a maximum floor area ratio of 0.50. A floor area ratio is proposed for the PUD to accommodate a three story building with a basement totaling 16,370 square feet in area. The size of the building will provide for growth of the fraternity in the future.

Recommended Design Features

Table XIII-2 lists recommended design features for PUD's. One of the criteria for approval of a final development plan is to illustrate how a proposed PUD is responsive to recommended design features. Although this is not required until the final development plan review phase, the following design features have been noted by staff as being incorporated in the preliminary development plan:

Transition Area – a rain garden is proposed west of the east property line. The rain garden will not only provide environmental benefits, it will also serve as a transition between the fraternity and the lower intensity residential uses to the east of the proposed development.

Access – there is currently an access point for each of the lots that comprise the development. The preliminary development plan shows the elimination of the one of the access points. In addition, the proposed access point to the parking area will be moved further from the intersection of Lincoln Avenue and Iowa Street than the current access point for the existing parking area.

Internal Connectivity – sidewalks have been provided throughout the site to provide appropriate surfaces for internal pedestrian circulation to building entrances, the patio, and vehicle parking.

Permeable Parking – the preliminary development plan indicates that the surface of the parking area will be permeable concrete.

Screening – a six foot high privacy fence is proposed to be installed along the perimeter of the site with the exception of the Lincoln Avenue and Iowa Street frontages.

Open Space Provision – the preliminary development plan illustrates innovative storm water facilities such as a rain garden and bio-swales.

Staff Findings

1. The Nabor House Fraternity has submitted a preliminary development plan for the proposed Nabor House Fraternity PUD for property known as 1002 South Lincoln Avenue and 805 West Iowa Street. The PUD consists of a 48-person fraternity house and related parking.

2. The proposed development meets the definition of a PUD per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets the infill criteria.
3. The proposed development is consistent with the general goals of a PUD and the Comprehensive Plan.
4. The proposed preliminary Development Plan for the Nabor House Fraternity PUD includes zoning standards that vary from the standards established in the Urbana Zoning Ordinance pertaining to building height and floor area ratio.
5. The proposed preliminary development plan incorporates the following recommended design features: transition area, access, internal connectivity, permeable parking, screening and open space provision.

Options

The Plan Commission has the following options for recommendations to the City Council regarding the proposed Preliminary Development Plan for the Nabor House Fraternity PUD in Plan Case No. 2100-PUD-09:

1. Recommend approval as submitted; or
2. Recommend approval including revisions, additions, or deletions; or
3. Recommend disapproval as submitted.

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 Plan Commission recommend **APPROVAL** of the proposed Preliminary Development Plan to the City Council with the approval of the following waivers:

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

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Existing Site Plan
Exhibit E: Proposed Site Plan
Exhibit F: Southwest Perspective for Proposed Nabor House Fraternity
Exhibit G: Building Elevations
Exhibit H: Preliminary Application for a Planned Unit Development

cc: Michael Kinate, Nabor House Fraternity, 32 Briarwood Avenue, Apt. 3, Normal, IL 61761
Gary Olsen, AIA, Olsen + Associates Architects, 115 West Church Street, Champaign, IL 61820

Exhibit A: Location and Existing Land Use Map



Plan Case: 2100-PUD-09

Description: A request for approval of a preliminary development plan for a proposed residential planned unit development.

Petitioner: Michael Kinate, Nabor House Fraternity

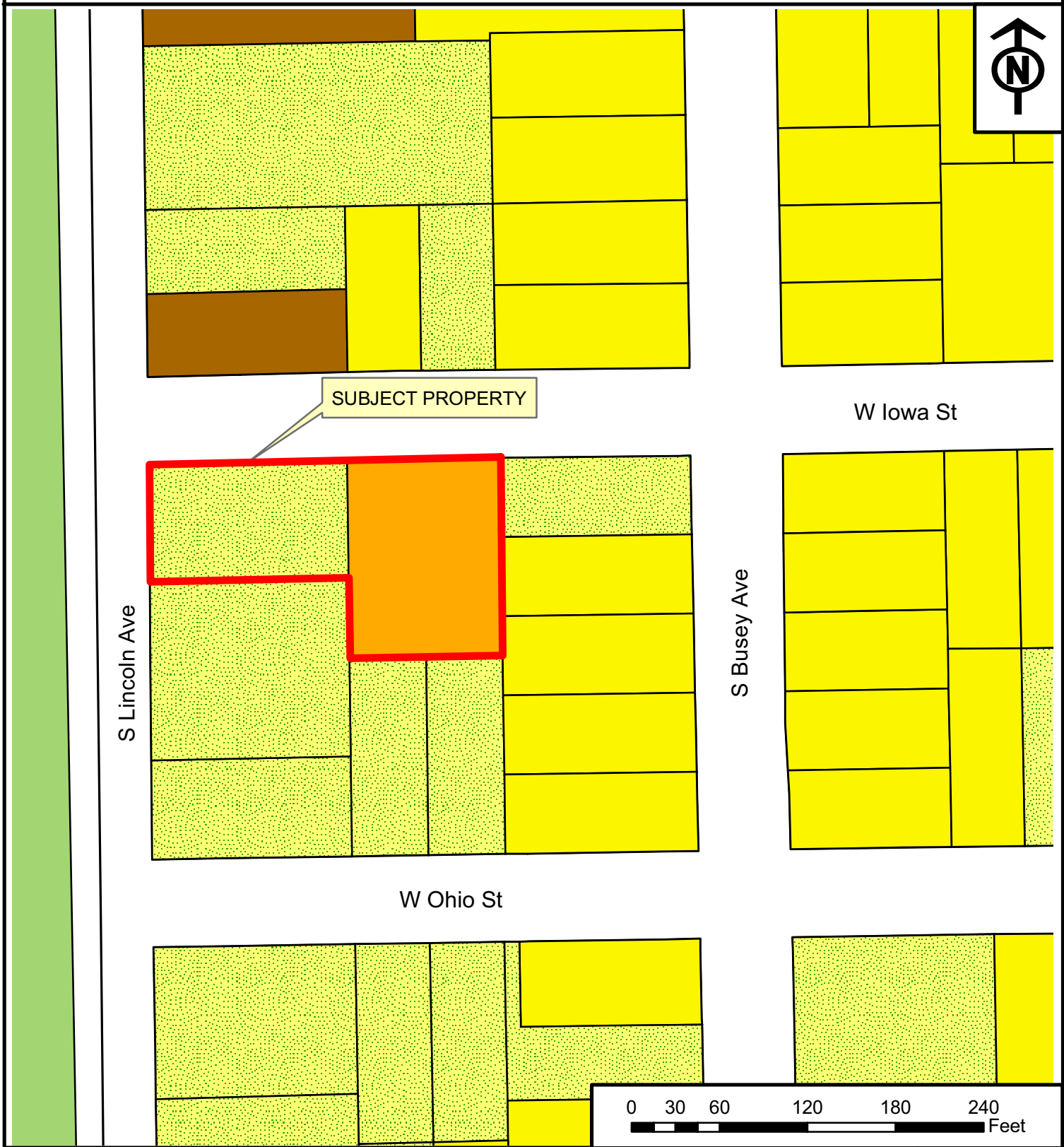
Location: 1002 South Lincoln Ave. and 805 West Iowa St.

Prepared 2/09 by Community Development Services - Ikk

Land Use

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

Exhibit B: Existing Zoning Map



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Petitioner: Michael Kinate, Nabor House Fraternity

Location: 1002 South Lincoln Ave. and 805 West Iowa St.

Prepared 2/09 by Community Development Services - lkk

Zoning






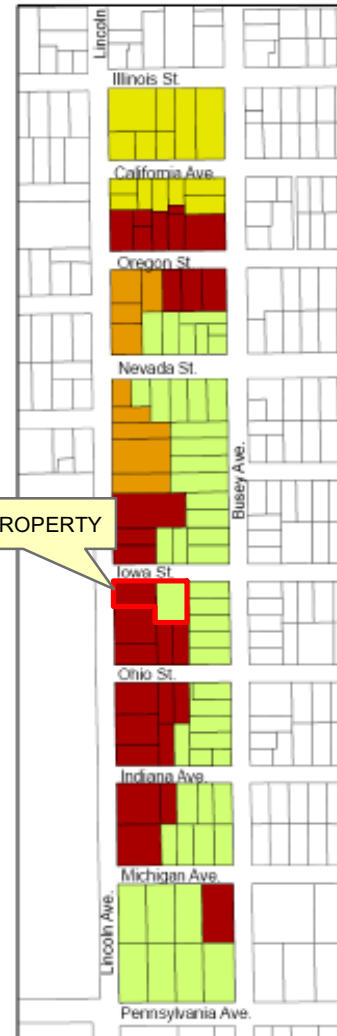
-  R2
-  R3
-  R5
-  R7
-  CRE

Exhibit C: Future Land Use Map

2005 Comprehensive Plan Future Land Use Maps #8 & #9



"Lincoln/Busey Corridor" Insert Future Land Use Map by Parcel



Legend

- Single-Family Residential
- Medium Density Residential
- High Density Residential
- University Residential



Plan Case: 2100-PUD-09

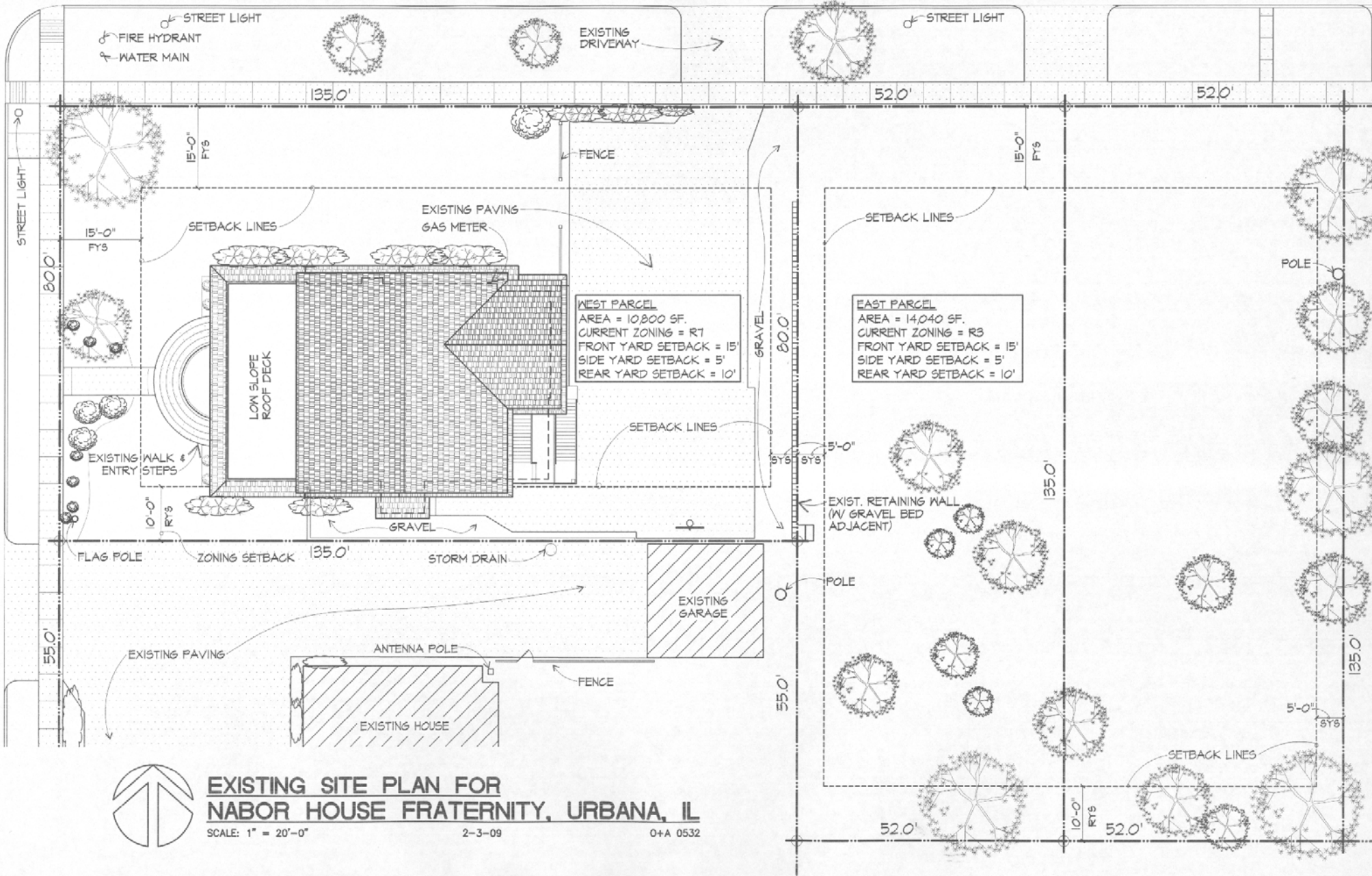
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Location: 1002 South Lincoln Ave. and 805 West Iowa St.

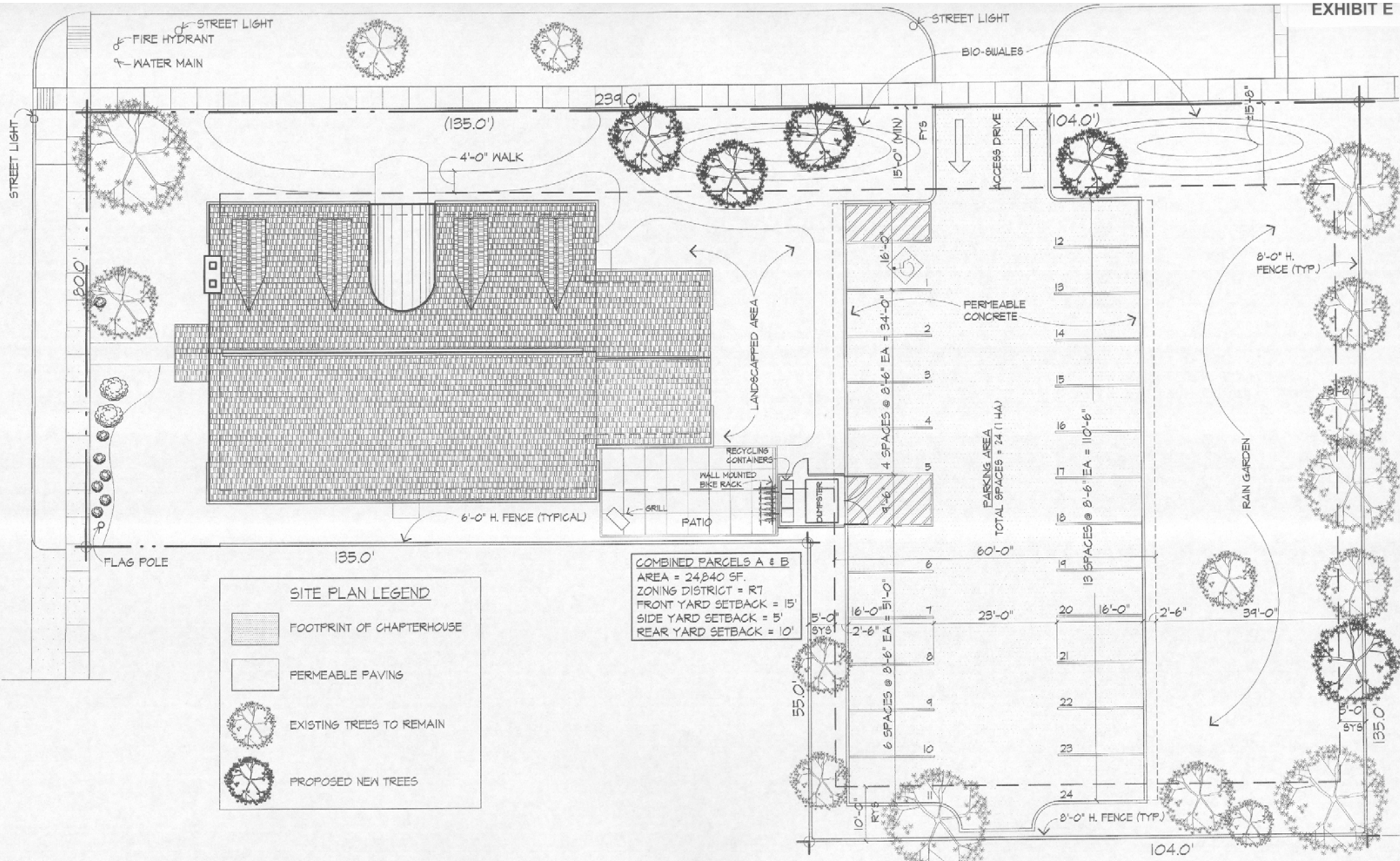
IOWA STREET

LINCOLN AVENUE







**EXISTING SITE PLAN FOR
 NABOR HOUSE FRATERNITY, URBANA, IL**

SCALE: 1" = 20'-0" 2-3-09 0+A 0532



SITE PLAN LEGEND

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

COMBINED PARCELS A & B
 AREA = 24,840 SF.
 ZONING DISTRICT = R7
 FRONT YARD SETBACK = 15'
 SIDE YARD SETBACK = 5'
 REAR YARD SETBACK = 10'



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

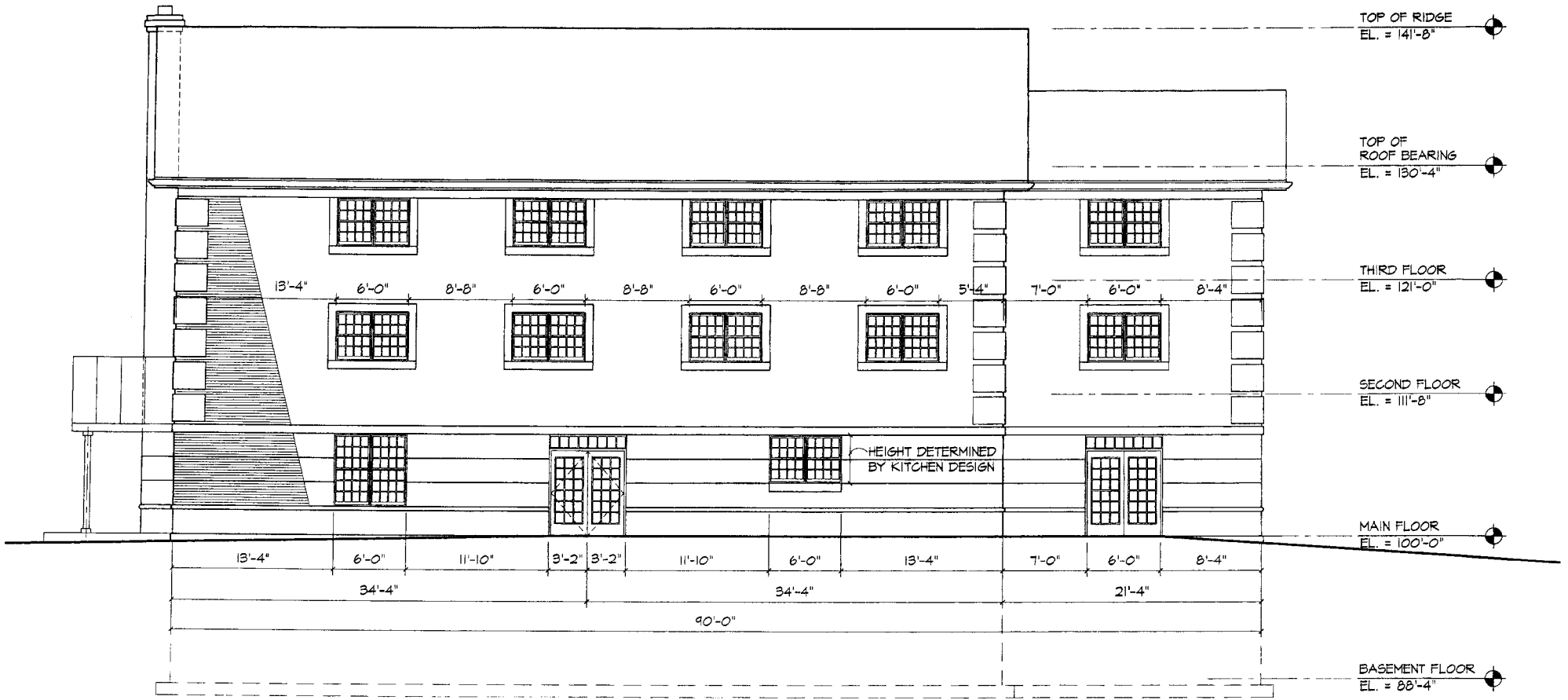
JOB #0532



OLSEN + ASSOCIATES

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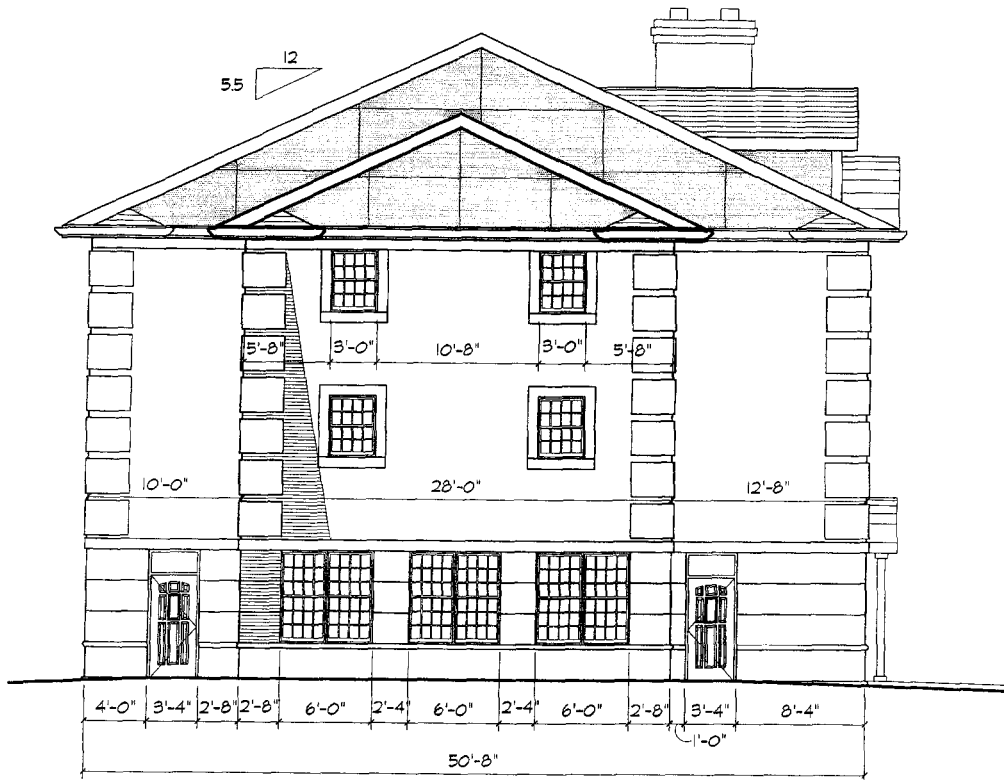
**PROPOSED SOUTH ELEVATION
NABOR HOUSE FRATERNITY, URBANA, IL.**

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

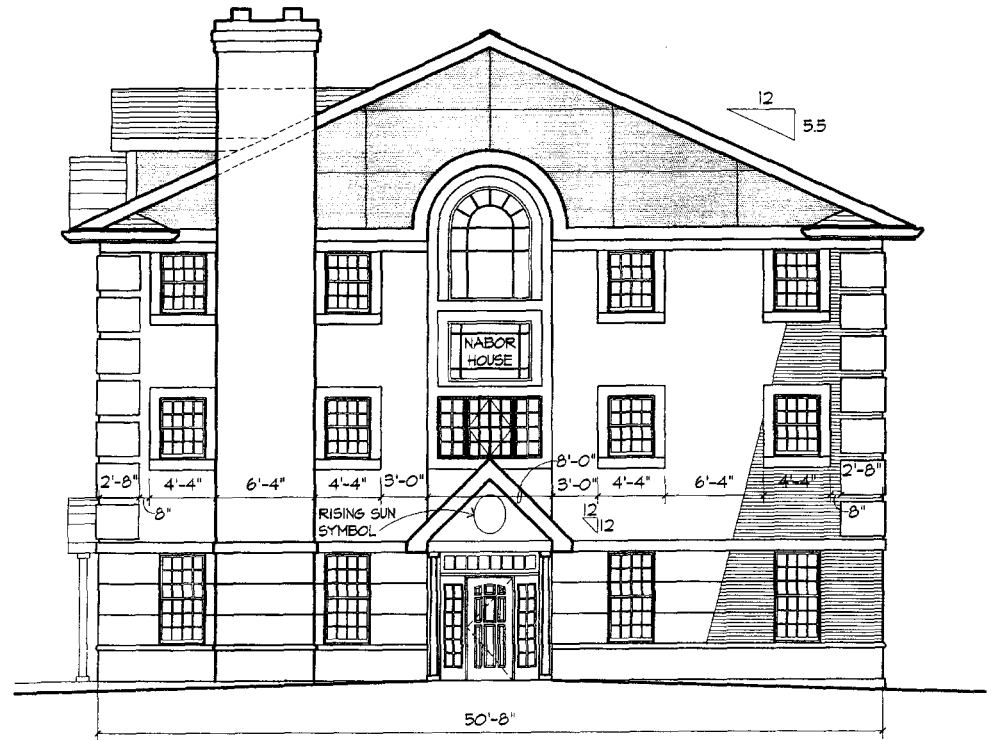


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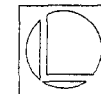
15 W. CHURCH STREET • CHAMPAIGN • ILLINOIS • 61820 • 307-288-3482



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



PROPOSED WEST ELEVATION



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Preliminary Application for a Planned Unit Development

Plan Commission

APPROVAL STEPS FOR PRELIMINARY PUD APPLICATIONS

STEP 1 Preliminary Conference

Prior to the preparation of a formal application, contact the Secretary of the Plan Commission at (217) 384-2440 to discuss the proposed development and determine if the project qualifies for a Planned Unit Development under requirements found in Section XIII-3 of the Urbana Zoning Ordinance.

STEP 2 Submit Completed Application Form, Development Plan, & Fee

If the proposed development meets the requirements, submit a completed application form to the Secretary of the Plan Commission together with five copies of a preliminary development plan, and a \$300.00 preliminary application fee. (See application form for materials to be included with the development plan.)

STEP 3 Zoning Map Amendments, Subdivision Plats, and/or Subdivision Code Waivers (if necessary)

Should the project require zoning map amendments, subdivision plats, and/or subdivision code waivers, these requests may be submitted concurrently with or subsequently to the PUD application.

STEP 4 Plan Commission review and recommendation

Following receipt of a complete Planned Unit Development application, supporting materials and fees, the Plan Commission will review and hold a public hearing on the application. The Plan Commission will make a recommendation to the City Council to approve, approve with changes, or deny the application.

STEP 5 City Council review

The City Council will review the application and Plan Commission recommendations and either approve, approve with changes, or deny the preliminary Planned Unit Development plan. Any waiver of Zoning Code or Subdivision Ordinance requirements must be expressly written. Approval of the Preliminary Development Plan by the City Council will constitute approval of the basic provisions and outlines of the plan, and approval of the representation and provisions of the applicant regarding the plan. City Council approval is valid for one year from the date of approval.

STEP 6 Final PUD Application

Upon preliminary Planned Unit Development approval, proceed to final Planned Unit Development approval process.



**Preliminary Application
for a Planned Unit
Development**

**Plan
Commission**

PRELIMINARY APPLICATION FEE - \$300.00

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.

PLEASE DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed 01-27-2009 Plan Case No. 2100-PUD-09
 Fee Paid - Check No. 18494 Amount: \$300.00 Date 01-27-2009

1. Name of PUD Nabor House Fraternity

2. Location Parcel A: 1002 S. Lincoln Ave., Urbana & Parcel B: 805 W. Iowa St., Urbana

3. PIN # of Location Parcel A: 93-21-17-302-001 & Parcel B: 93-21-17-302-004

4. Name of Petitioner(s) Michael Kinate, Vice President, Nabor House Fraternity
 Phone: (217) 377-3207 Email: mrkinate33@yahoo.com

Address 32 Briarwood Ave. Apt. 3, Normal IL 61761
 (street/city) (state) (zip)

5. Property interest of Applicant(s) Vice President / Owner's Representative

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

6. Name of Owners(s) Nabor House Fraternity Phone (217) 344-3532

Address 1002 S. Lincoln Ave., Urbana IL 61801
 (street/city) (state) (zip)

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

7. Name of Professional Site Planner(s) Gary L. Olsen, AIA, Olsen + Associates Architects
 Phone: (217) 359-3454 Fax: (217) 359-7711 E-mail: olsen@advancenet.net

359-3453
 Address 115 West Church St., Champaign IL 61820
 (street/city) (state) (zip)

8. Name of Architect(s) same as Professional Site Planner above Phone _____

Address _____
(street/city) (state) (zip)

9. Name of Engineers(s) N/A Phone _____

Address _____
(street/city) (state) (zip)

10. Name of Surveyor(s) N/A Phone _____

Address _____
(street/city) (state) (zip)

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

DESCRIPTION, USE, AND ZONING OF PROPERTY:

Legal Description *(NOTE: This applications cannot be processed unless an accurate legal description of the subject parcel(s) is/are provided)*

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

Parcel B: Lots 7 and 8 in Forest Park Addition to the City of Urbana as Recorded in Book D at Page 62, Champaign County, Illinois

Parcel A:

Lot Size: 80 ft x 135 ft = 10,800 square feet

Parcel B:

Lot Size: 104 ft x 135 ft = 14,040 square feet

Combined:

Total Area: 24,840 square feet

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

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

JAN 27 2009

The Preliminary Development Plan should be conceptual but must minimally include the following materials:

1. A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
2. A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
3. A conceptual site plan with the following information:
 - a. Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - b. Proposed land uses, building locations, and any conservation areas.
 - c. Existing and proposed streets, sidewalks, and multi-use paths.
 - d. Buffers between different land uses.
4. Any other information deemed necessary by Secretary of the Plan Commission.

JAN 27 2009

WHEREFORE, petitioner prays that this petition be heard by the Urbana Plan Commission and the Urbana City Council and the Application for Preliminary Planned Unit Development be granted.

Respectfully submitted this 26th day of January, 2009.

Michael R Kinate, VICE PRESIDENT

Signature of Petitioner

NABOR HOUSE FRATERNITY

STATE OF ILLINOIS }
M^cLean } SS
CHAMPAIGN COUNTY }

I Peg Schieber, being duly sworn on oath, deposes and says, that Michael Kinate is the same person named in and who subscribed the above and foregoing petition, that (he/she) has read the same and knows the contents thereof, and that the matters and things set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to me this 26th day of January, 2009

Peg Schieber
Notary Public



Petitioner's Attorney _____

Address _____

Phone _____

**TABLE XIII-2. OF THE URBANA ZONING ORDINANCE
 PLANNED UNIT DEVELOPMENT RECOMMENDED DESIGN FEATURES**

General Site Design	Recommended Design Feature	Applicable PUD Type
Building Layout	Buildings should be placed in a manner that facilitates the recommended design features of this Article.	All
Transition Area	The development shall incorporate general design features from the surrounding area, including street design, building configuration, landscaping and setbacks, to ensure compatibility and to provide a transition between differing land use intensities.	All
Lighting	Lighting design, amount, angles, and placement should reduce excessive lighting and minimize negative impacts on nearby residential areas.	All
Street Lights	Street lighting approved by the City Engineer should be provided to enhance public safety and visibility.	All
Pedestrian Connectivity		
Crosswalks	Crosswalks through intersections of sidewalks and streets should be designed with clearly defined edges, either by contrasting paving materials or striping.	All
Connectivity	All pedestrian facilities should connect to on-street and off-street bicycle facilities, existing and planned bicycle and shared-use paths identified in the <i>Champaign County Greenways and Trails Plan</i> , the Urbana Capital Improvements Plan, and the Comprehensive Plan.	All
Transit	Adequate space for well-lit transit shelters should be provided to clearly identify bus stops. Curb cuts, bump outs, and other infrastructure should be provided as necessary to facilitate transit provision.	All
Internal Connectivity	A network of sidewalks, bicycle paths and trails should be included in a development to link buildings within a site and to the surrounding neighborhood.	All
Bicycle Parking	Bicycle racks should be placed convenient to building entrances, and under canopies whenever possible. The minimum amount of bicycle parking required is stipulated in Table VIII-1, and should be increased when necessary.	All

Vehicular Connectivity	Recommended Design Feature	Applicable PUD Type
Access	Roads and Access drives that connect to major roads should be spaced in accordance with the <i>Champaign County Access Management Guidelines</i> . The number of access points drives shall be minimized, and all access points are subject to approval by the City Engineer.	All
Internal Connectivity	The internal street system of a development should promote efficient traffic movement and be generally consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan.	All
External Connectivity	The internal street system of a development should connect to adjacent roadways to promote an efficient citywide transportation system consistent with the Mobility Map of the 2005 Urbana Comprehensive Plan.	All
Parking Areas		
Permeable Parking	Where appropriate and feasible, parking areas should utilize permeable materials to minimize stormwater runoff. Any such material is subject to approval by the City Engineer.	All
Maximum Parking	The amount of parking provided should be reduced to the minimum amount required by the use, as identified in Table VIII-3, or by additional data related to parking demand.	All
Rear Parking	Parking areas should be located behind the principal structure whenever possible to encourage a more pedestrian-friendly environment.	Commercial Mixed Use Industrial
Parking Area Landscaping	The corners of parking lots, tree islands, and all other areas not used for parking or vehicular circulation should be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs, or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking	Residential Commercial Mixed Use
Shared Parking	Design parking lots to take advantage of potential sharing among nearby commercial, office, residential, and industrial uses with differing operating hours and peak parking demand times in order to minimize the amount of parking area.	All

Landscaping and Screening	Recommended Design Feature	Applicable PUD Type
Landscape Identity	Distinct landscaping, such as prairie plantings or large caliper trees, should be used to link signage, pedestrian facilities, parking areas, drainage areas, and buildings together in order to distinguish the site. A listing of approved materials is provided in Table VI-1 and Table VI-2. Additional materials may be approved by the City Arborist.	All
Tree Preservation	Significant trees, as identified by the City Arborist, should be protected and incorporated into the development to the greatest extent possible.	All
Street Trees	Deciduous canopy street trees shall be provided along all streets in a development. Trees need not be evenly spaced, and should be placed in the landscaped area of a boulevard, or in tree wells.	All
Screening	Screening shall be required in accordance with Section VI-6 and Section VIII-3.F.	All
Open Space		
Open Space Provision	Open space uses, such as environmental corridors, protected natural areas, community parks, water bodies, and stormwater facilities, should be either retained or created and incorporated into the development plan as appropriate, and in accordance with the Comprehensive Plan.	All
Open Space Purpose	Open space uses should protect significant natural, cultural, and historical resources such as wooded and other natural areas, natural detention areas, vistas, drainage ways, and historic structures or properties.	All
Greenways and Trails	Provide connections to existing and planned bicycle, shared-use paths, and greenways identified in the <i>Champaign County Greenways and Trails Plan</i> , the Capital Improvements Plan, and the Comprehensive Plan.	Residential Commercial Mixed Use
Drainage Areas	Drainage areas may count as open space, but should not constitute the majority of open space. Drainage areas should be permanently accessible to the public and link to other such areas within a development.	All
Passive Recreation	Provide passive recreation areas that appeal to a wide demographic, such as off-street nature trails, sculpture gardens, community garden plots, and covered picnic areas, where appropriate in the development.	Residential Commercial Mixed Use

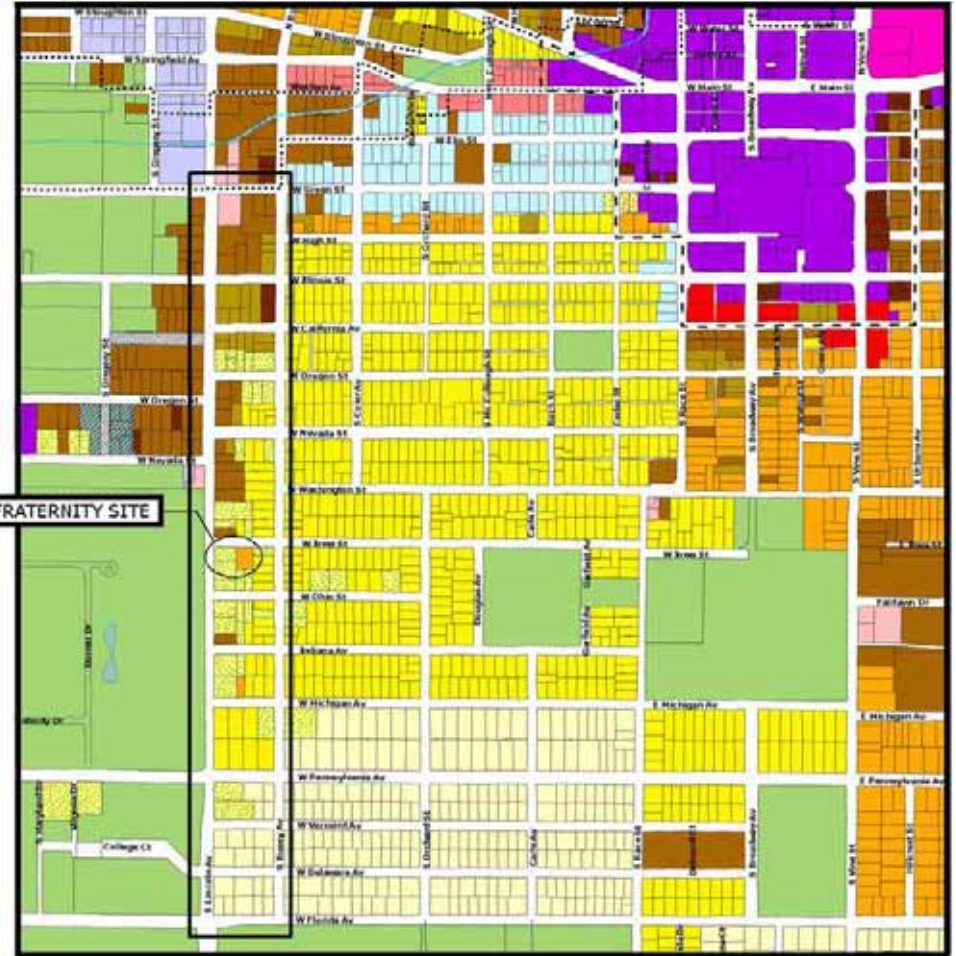
Open Space	Recommended Design Feature	Applicable PUD Type
Active Recreation	Provide areas for active recreation that appeal to a wide demographic, such as play lots and sports fields, where appropriate in the development.	Residential Commercial Mixed Use
Connected Open Space	Open space throughout the development should be linked by sidewalks, trails, or across public right-of-way in order to avoid separate isolated open space areas.	All
Architectural Design		
Architectural Consistency	Incorporate common patterns and architectural characteristics found throughout the development and the surrounding area, such as porches, roof types, and building massing.	Residential Commercial Mixed Use
Architectural Identity	Utilize a number of architectural features, landscaping, public art, and other methods to ensure buildings create an identity for the development.	Residential Commercial Mixed Use
Articulated Design	Buildings should look "complex and engaging," including varying roof heights and pitches, forward and back progressions, exterior trim details, outdoor living space and other decorative details and exterior materials.	Residential Commercial Mixed Use
Openings	Windows, doors and other openings should be in scale and proportionate with each other. Openings should display a consistent pattern and rhythm in order to "break up" large wall spaces.	Residential Commercial Mixed Use
Exterior Surfaces	Exterior treatment, such as brick, or siding should protect the integrity of the structure and provide an enhanced visual aesthetic to the block.	Residential Commercial Mixed Use
Fences	Walls and fences should be compatible with the architecture of the site and surrounding properties.	All
Building-Street Relationship	The principal entrance of a building should be oriented towards the street. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements should be used to define the principal entrance of a building.	Residential Commercial Mixed Use
Garages	Garages may be located within the principal building or as an accessory building provided that the accessory building conforms to Section V-2. When possible, garages should be accessed from behind the front façade of a building.	Residential Mixed Use

Architectural Design	Recommended Design Feature	Applicable PUD Type
Energy Efficient Construction	Whenever possible, a development should utilize building construction and site design that incorporate innovative and effective techniques in energy conservation. A development that achieves at least enough points to attain LEED "Certified" status is highly recommended.	All
Materials	Utilize exterior treatments or siding that protect the integrity of a structure and provide an enhanced visual aesthetic for the development consistent with other architectural features.	Residential Commercial Mixed Use
Accessibility / Visitability	Individual buildings should incorporate design features that encourage accessibility and visitability, such as wide doorways, bathrooms on the main floor, and "zero step" entryways.	All
Signage		
General Signage	The amount and type of signage in a development should be architecturally compatible with the building design and development in general, including materials, scale, colors, lighting and general character in order to promote better recognition of a specific business.	Commercial Mixed Use Industrial
Freestanding Signs	Freestanding signs should incorporate design elements, such as landscaping, strategic placement, and compatible materials, to draw attention. Monument signage (as opposed to pylon signs) is strongly encouraged when appropriate, especially near residential areas.	Commercial Mixed Use Industrial
Group Signage	Multiple businesses or shopping centers shall group signage near main access drives and utilize landscaping or other means to visually link signs to the site and building.	Commercial Mixed Use Industrial

ZONING LEGEND

-  Ponds (underlying zoning unaffected)
-  AG - Agriculture
-  B1 - Neighborhood Business
-  B2 - Neighborhood Business - Arterial
-  B3 - General Business
-  B3U - General Business - University
-  B4 - Central Business
-  B4E - Central Business - Expansion
-  CCD - Campus Commercial District
-  CRE - Conservation- Recreation - Education
-  IN - Industrial
-  MIC - Medical Institutional Campus
-  MOR - Mixed Office Residential
-  R1 - Single-Family Residential
-  R2 - Single-Family Residential
-  R3 - Single and Two-Family Residential
-  R4 - Medium Density Multiple Family Residential
-  R5 - Medium High Density Multiple Family Residential
-  R6 - High Density Multiple Family Residential
-  R6B - High Density Multiple Family Residential - Restricted
-  R7 - University Residential

NABOR HOUSE FRATERNITY SITE



**ZONING PLAN SURROUNDING
LINCOLN-BUSEY CORRIDOR, URBANA, IL**

NO SCALE

2-3-09

O+A 0532



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ZONING PLAN of AREA SURROUNDING NABOR HOUSE FRATERNITY URBANA, IL

SCALE: 1" = 50'-0" 2-3-09 O+A 0532



ZONING LEGEND	
	CRE - CONSERVATION-RECREATION-EDUCATION
	R2 - SINGLE FAMILY RESIDENTIAL
	R3 - SINGLE AND TWO-FAMILY RESIDENTIAL
	R5 - MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL
	R7 - UNIVERSITY RESIDENTIAL

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**PHOTO of EXISTING SITE PLAN for
NABOR HOUSE FRATERNITY, URBANA, IL**

NO SCALE

2-3-09

O+A 0532



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