



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Jeff Engstrom, AICP, Planner II

**DATE:** October 14, 2011

**SUBJECT:** **Plan Case 2153-M-11:** Request by Illinois Properties, LLC to rezone properties at 1108 W. Nevada Street and 1105, and 1107 W. Oregon Street from the R-5, Medium High Density Multiple-Family Residential Zoning District, to CCD, Campus Commercial Zoning District.

**Plan Case 2153-SU-11:** Request by Illinois Properties, LLC for a Special Use Permit to allow a mixed-use development at 1108 W. Nevada Street and 1105, and 1107 W. Oregon Street in the CCD, Campus Commercial Zoning District.

---

## **Introduction and Background**

Illinois Properties, LLC, has submitted two requests related to a proposed development at 1108 West Nevada Street and 1105, and 1107 West Oregon Street. The project, known as the Krannert View development, will be a five and a half story building with retail and parking on the ground floor, parking below ground, and four and a half floors of apartments above the ground floor. The petitioner is seeking approval from the Plan Commission and City Council for a rezoning from R-5, Medium High Density Multiple-Family Residential Zoning District, to CCD, Campus Commercial Zoning District and a Special Use Permit to allow a mixed-use development. The petitioner is also seeking approval from the Zoning Board of Appeals and City Council for a major variance to reduce the amount of required parking by 34%.

The property is currently zoned R-5, Medium High Density Multiple Family Residential District, The petitioners are applying to rezone the property to CCD, Campus Commercial District. Urbana Zoning Ordinance Table of Uses V-1, permits retail, offices, and apartments in the CCD zoning district subject to Special Use Permit procedures. Pursuant to the Urbana Zoning Ordinance, the Plan Commission must recommend approval or denial of the rezoning and Special Use Permit and forward both cases to City Council for action.

**Description of the Site**

The project site is located between Oregon and Nevada Streets, to the west of Gregory Place. The site is composed of three separate lots totaling 30,550 square feet in area. At present, each of the three lots contains a 12-unit apartment building and surface parking. Two of the lots front onto Oregon Street, with a 130-foot frontage, and the third parcel fronts on Nevada and is 65 feet wide. Currently there is a shared driveway off of Oregon to access parking for the northern lots, and a separate driveway off of Nevada to access parking for the southern lot.

**Adjacent Land Uses and Zoning Designations**

The area surrounding the subject property contains residential, institutional, and business uses. Immediately to the east of the site are the Gregory Place I and II mixed-use developments (zoned CCD). To the north is the Krannert Center for the Performing Arts. To the east is the University of Illinois Music Building and a sorority. South of the site is a University residence hall.

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

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan - Future Land Use</b>
<b>Site</b>	R-5, Medium High Density Multiple-Family Residential (to be rezoned CCD)	Apartment Buildings	Campus Mixed-Use
<b>North</b>	CRE, Conservation, Recreation, Education	U of I: Krannert Center	Institutional - Academics
<b>East</b>	CCD, Campus Commercial District	Mixed-Use Development	Campus Mixed-Use
<b>South</b>	CRE, Conservation, Recreation, Education	U of I: Residence Hall	Institutional - Academics
<b>West</b>	R-5, Medium High Density Multiple-Family Residential R-7, University Residential	U of I: Music Building Sorority	Campus Mixed-Use

**Comprehensive Plan**

**Comprehensive Plan Goals, Objectives and Policies**

The proposed rezoning and Special Use Permit have been reviewed under the goals and objectives contained in the 2005 Urbana Comprehensive Plan. Future Land Use Map #8 designates the future land use of this block as “Campus Mixed-Use” and is further annotated with “Encourage more East Campus Commercial Center [Gregory Place I] style of development.” The Comprehensive Plan defines Campus Mixed-Use as follows:

“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.”

Additionally, the following goals and objectives relate to this case:

**Goal 18.0 Promote infill development.**

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

**Goal 28.0 Develop a diversified and broad, stable tax base.**

*Objectives*

28.6 *Increase the allocation of land devoted to tax-generating commercial uses in appropriate locations.*

**Goal 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.**

*Objectives*

49.2 *Increase land use densities to promote availability of transit service and walkability.*

**Discussion**

The petitioner plans to build a multi-story, mixed-use development, similar to the adjacent Gregory Place developments. The site plan, floor plans, and renderings for the project are attached as Exhibit D, Application Packet. The building would be approximately 68 feet at its tallest point, and would contain 85,241 square feet of floor space. The upper floors would be designated for residential use, containing 59 apartments (47 two-bedroom, four one-bedroom, four three-bedroom, and four four-bedroom units). The building would also contain 5,940 square feet of commercial space on the ground floor, and an additional 640 square feet of office space on the second floor.

In order to proceed with the project, the petitioner is seeking three approvals from the City. The site is proposed to be rezoned from R-5 to CCD in order to allow for an urban-style development, as supported by the Comprehensive Plan Future Land Use Map. A Special Use Permit is required in the CCD zoning district to allow a mixed-used development. Finally, the petitioner is requesting a reduction in the amount of required parking spaces due to the multi-modal access available at the site and to bring it in line with the parking requirements of other multi-family districts.

The CCD zoning district was created to promote urban-style development in the area just east of the University of Illinois. In November 2001 the University of Illinois issued a Request for Proposals to develop the property they own on Gregory Place. Coinciding with the University review of development proposals, City staff proposed a text amendment to create a new zoning district called the CCD, Campus Commercial District. The new district was intended to allow for the establishment of new commercial and mixed-use developments in this area of campus where many commercial developments had been lost in recent years. The Urbana City Council adopted

the new district in 2002. Following City approvals, Gregory Place LLC constructed the first phase of this development on the west side of the 700 block of Gregory Place. The facility is four stories with retail on the first floor and residential on the upper three stories. A second development, Gregory Place Phase II, was approved and built in 2007. Gregory Place Phase II is a five-story building with retail and parking on the ground floor, offices on the second floor, and three floors of apartments above that.

### *Site Design and Development Regulations*

The site is composed of three lots measuring 65 feet wide and 156 feet deep. Two of the lots are side-by-side on Oregon Street, giving a 130-foot frontage that will serve as the main pedestrian entrance, along with three retail frontages. The 65-foot frontage off of Nevada Street will have two access drives, one for each level of parking.

The CCD, Campus Commercial District allows minimal setbacks in order to achieve the goal of an urban style of development. The purpose of this shallow setback is to have the commercial uses directly on the sidewalk to encourage pedestrian walk-up traffic. For this project all setback requirements would be met.

The required open space for buildings in the CCD district is 10% of the residential floor area. Open space requirements will be met at grade level with an open patio and swimming pool area to the south of the commercial space, and with balcony space. There is also a possible roof-top terrace that would potentially provide additional open space.

The maximum floor area ratio (FAR) in the CCD district is 4.0. The FAR of this project is 2.7. A small portion of the building footprint will extend up to 68 feet, but the majority will go up to five floors. The Zoning Ordinance imposes no maximum building height in the CCD district.

### *Parking*

Under Table VIII-7 and Section VIII-5.K of the Zoning Ordinance a minimum of 107 parking spaces would be required for the project: 96 for the apartments and up to 11 spaces for the commercial portion. Seventy-one parking spaces are proposed to be provided onsite. Because of the multi-modal nature of the site, and its intended occupancy by students living near campus, the petitioner is requesting a variance to reduce the required parking spaces by 36 (about 34%).

For commercial uses, parking requirements in the CCD zoning district are lower than they are for most other areas of the City. This reflects the concentrated, urban nature of this area and close proximity to the University of Illinois and several entertainment and retail uses. Most of the residential properties in this area are leased by students who primarily walk to campus. Students in the nearby residence halls generally do not bring cars to campus. The CCD parking requirements are half of the standard amount for most commercial uses and one fourth of the standard amount for restaurants and cafés. The commercial space in the proposed project will require 11 parking spaces. The proposed development would provide this amount of parking and no variance is being requested for the commercial parking.

However, for residential uses, parking requirements in the CCD zoning district are significantly higher than for the rest of the City. The CCD District requires 0.75 parking spaces per bedroom



for apartments. This requirement is 50% higher than any other residential district, which generally requires only 0.5 parking spaces per bedroom. In other zoning districts, this project would only require 65 parking spaces for the residential component. Given the walkable, transit-oriented nature of the site and its close proximity to campus, requiring parking at this level required by the CCD district seems unnecessary and contrary to the goal of creating walkable neighborhoods and reducing traffic congestion.

For adjacent developments in the CCD zoning district, the parking requirement has been met by an agreement between that developer and the University to lease off-site parking. For example, the Gregory Place development required 165 parking spaces, but only 59 are provided on site. The remainder are provided in a nearby lot owned by the University of Illinois. This parking arrangement was negotiated as a part of that development, which is built on land owned by the University. The Krannert View development will be on land already owned by the developer, therefore there is no involvement with the University.

### **The La Salle Criteria**

In the case of *La Salle National Bank v. County of Cook* (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

1. *The existing land uses and zoning of the nearby property.*

*This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.*

The proposed rezoning is compatible with the adjacent properties, which are mostly mixed-use developments, student housing, or campus buildings. To the east of the subject site are Gregory Place I and II, two mixed-use developments, both of which are zoned CCD and are four and five stories tall. Across Oregon Street to the north is the Krannert Center for the Performing Arts (zoned CRE), which is a large building containing auditoriums and a café, all above a parking garage. To the south is a University residence hall, also zoned CRE. Southeast of the site is a three and a half story sorority house. To the west on the north side is the U of I Music Building, and on the south there is a three-story sorority house. Farther west on this block are food and entertainment uses in buildings that front directly on the sidewalk.

2. *The extent to which property values are diminished by the restrictions of the ordinance.*

*This is the difference in the value of the property as R-5 and the value it would have if it were rezoned to CCD.*

Under the current zoning only residential uses are allowed by right. Office uses would be allowed with a conditional use permit. Development regulations limit floor area, height, and setbacks. Rezoning to CCD will allow for construction of an urban-style, mixed use development that would bring a greater economic benefit to the district.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*
4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

*Questions 3 and 4 apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?*

The rezoning of the property should not jeopardize the health, safety, morals or general welfare of the public. Rezoning the subject property will allow for the construction of an urban, mixed-use development as envisioned for the area in the Comprehensive Plan designation of Campus Mixed-Use. Should the rezoning be denied, there would be no relative gain to the public. If the rezoning is approved, it will allow for more residents in the area, which will help to bolster local businesses.

5. *The suitability of the subject property for the zoned purposes.*

*The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.*

The subject property is well suited for the CCD zoning district as it is located near the University of Illinois campus in an area that is developing with high-density residential as well as commercial uses to serve U of I students and employees. Also, the land use designation for the area in the Comprehensive Plan specifically calls for the type of development allowed by the CCD zoning district. The area is well served by utilities, public transportation, bicycle lanes, and Zipcars.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

*Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.*

The lot is presently not vacant.

### **Requirements for a Special Use Permit**

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following factors. Please refer to the attached Petition for a Special

Use Permit for the petitioner's specific response.

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

The development is located in an area that has been transitioning to institutional uses for several years. The proposed mixed-use development will be conducive to the public convenience at this location because it will offer convenient residential opportunities in close proximity to the University of Illinois. The development will also offer commercial and retail services in the East Campus area which will be convenient for students, faculty, staff and the immediate neighborhood. The establishment of new commercial businesses will help replace some of the many businesses that have been lost in past years due to University expansion. Additionally, according to the petitioner, the development will provide an additional customer base for retailers and add vitality to the area.

*2. That 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 to the public welfare.*

The proposed development will be designed with a mixed-use, urban-style layout with shallow setbacks. The concept is to construct a development that is of a pedestrian scale and encourages walk-up access. The development will contain on-site underground parking to serve residents and customers with cars. Further, the building will contain a strong architectural appeal not typically found in new private development. It is the opinion of staff that the development will not be injurious to the public welfare or the district in general.

*3. That 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, except where such regulations and standards are modified by Section VII-7.*

The development is proposed to be constructed within the design standards of the Urbana Zoning Ordinance and the CCD, Campus Commercial District regulations. The petitioner is seeking a variance to reduce the required amount of parking spaces from 107 to 71. The development will preserve the essential character of the CCD district.

### **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 rezoning and 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 this Ordinance, including but not limited to the following:

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

## **Summary of Staff Findings**

1. Illinois Properties, LLC is requesting a rezoning from R-5, Medium High Density Multiple-Family Residential District to CCD, Campus Commercial District, along with a Special Use Permit to allow a mixed-use development for the proposed Krannert View development.
2. The proposed development would be a five and a half story mixed-use building with 59 dwelling units, 640 square feet of office, and 5,940 square feet of ground-floor commercial space.
3. The petitioner is seeking concurrent approval for a major variance to reduce the required amount of parking by 34%.
4. The proposed rezoning and Special Use Permit would allow for development consistent with that envisioned by the 2005 Urbana Comprehensive Plan.
5. The proposed zoning map amendment generally meets the LaSalle Case criteria.
6. The proposed development will foster new commercial development in the east campus area. New commercial development will be a benefit to the east campus area and the immediately surrounding neighborhood.
7. The proposed mixed-use development will be compatible with surrounding land uses, including commercial, apartments, and institutional uses.
8. The proposed use would be conducive to the public convenience at this location by offering commercial and residential opportunities in close proximity to the campus and surrounding neighborhoods.
9. The proposed development will not pose a detriment to the district in which it is proposed to be located. The traffic generated is expected to be largely pedestrian although parking is to be provided on-site.
10. The proposed development meets all applicable development standards of the district in which it is located, except for the amount of parking for which a variance is being sought.

## Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2153-M-11:

1. Forward this case to City Council with a recommendation for approval.
2. Forward this case to City Council with a recommendation for denial.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 2153-SU-11:

1. Forward the case to City Council with a recommendation for approval of the Special Use Permit request as presented on the attached application without any additional conditions;
2. Forward the case to City Council with a recommendation for approval of the Special Use Permit request, as presented on the attached application, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Forward the case to City Council with a recommendation for denial of the request for a 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 the Plan Commission forward Case No. 2153-M-11 to the City Council with a recommendation for **APPROVAL**.

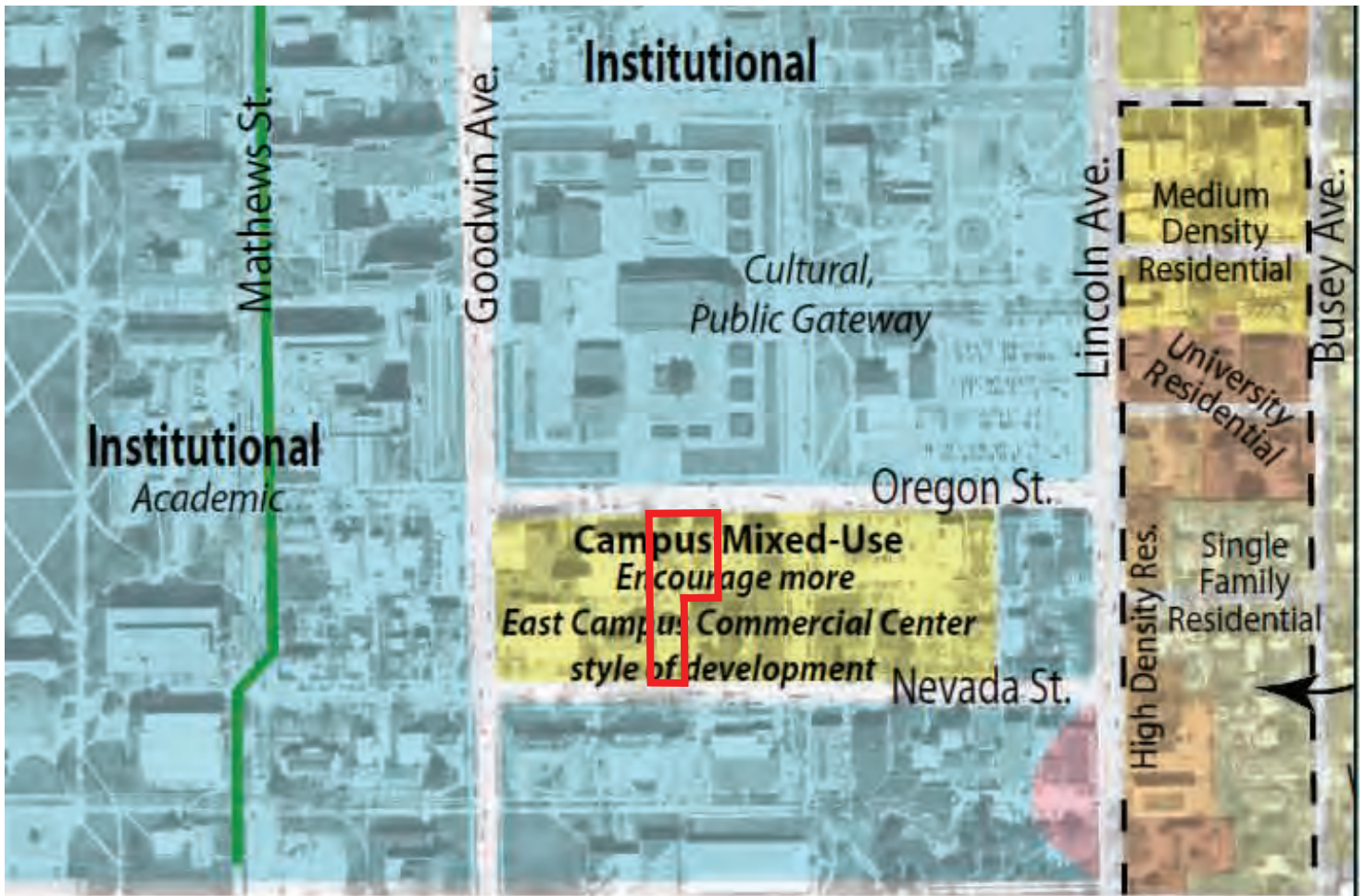
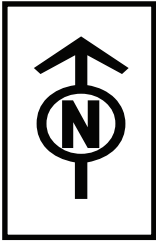
In Plan Case 2153-SU-11, based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed special use with the following **conditions**:

1. The developer shall consult with City staff regarding any specific commercial uses to be located within the commercial space. City staff shall confirm that the uses are permitted in the CCD district and that adequate parking is accommodated to satisfy the development regulations.
2. That the development on the property be in substantial conformance with the attached Site Plan.
3. Should the pending variance not be granted, the developer shall provide adequate parking to serve the project on-site or off-site within 600 feet of the property.

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Applications for Rezoning and Special Use Permit  
Exhibit E: Zoning Description Sheets

CC: Peter Baksa, Owner  
Andrew Fell, Architect

# EXHIBIT C: Future Land Use Map

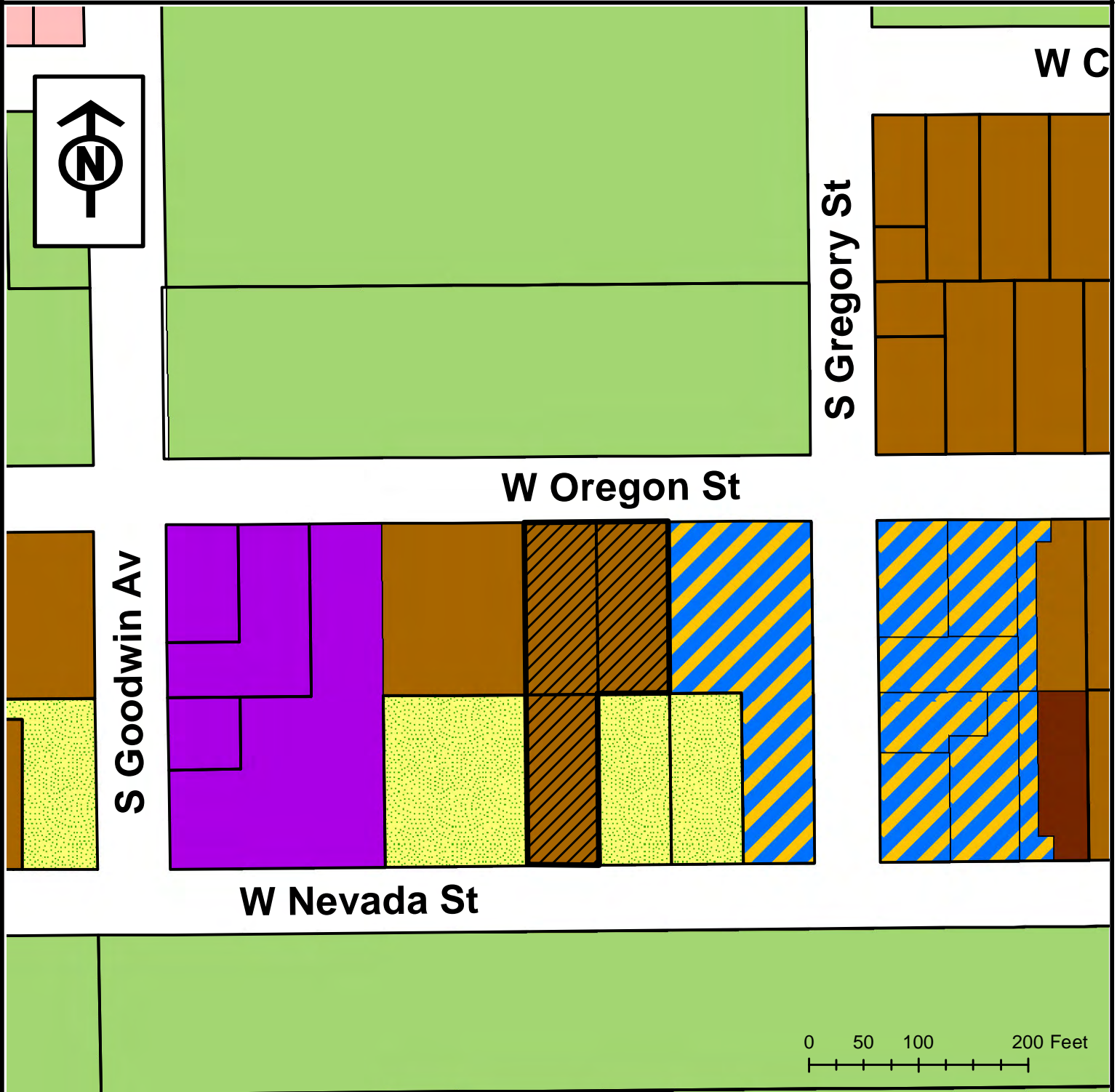


Plan Case: 2153-M-11, 2153-SU-11, ZBA-2011-MAJ-03  
Subject: Rezoning from R5 to CCD, Special Use Permit and Required Parking Variance.  
Location: 1105 & 1107 W Oregon, 1108 W Nevada  
Petitioner: Illinois Properties, LLC








 Subject Property



# EXHIBIT B: Zoning Map



Plan Case: 2153-M-11, 2153-SU-11, ZBA-2011-MAJ-03  
 Subject: Rezoning from R5 to CCD, Special Use Permit and Required Parking Variance.  
 Location: 1105 & 1107 W Oregon, 1108 W Nevada  
 Petitioner: Illinois Properties, LLC

-  Subject Property
-  R5
-  CRE
-  R6
-  CCD
-  R7
-  B4



# EXHIBIT A: Location Map & Existing Land Uses



Plan Case: 2153-M-11, 2153-SU-11, ZBA-2011-MAJ-03  
 Subject: Rezoning from R5 to CCD, Special Use Permit and Required Parking Variance.  
 Location: 1105 & 1107 W Oregon, 1108 W Nevada  
 Petitioner: Illinois Properties, LLC

 Subject Property





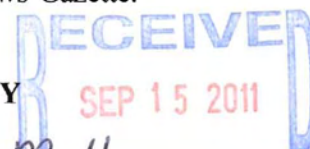
# Application for Zoning Map Amendment

## Plan Commission

APPLICATION FEE - \$175.00

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 09-15-2011 Plan Case No. 2153-M-11  
 Fee Paid - Check No. \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION**

### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ANDREW FELL ARCHITECTURE AND DESIGN Phone: 217-363-2890  
 Address (street/city/state/zip code): 302 WEST HILL, SUITE 201 CHAMPAIGN, IL 61820  
 Email Address: andrewfell@comcast.net  
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): OWNER'S ARCHITECT

### 2. OWNER INFORMATION

Name of Owner(s): ILLINOIS PROPERTIES LLC NEVADA/ OREGON Phone: 312-933-7382  
 Address (street/city/state/zip code): 46 KATSAROS AND ASSOC. 2301 VILLAGE GREEN PLACE CHAMPAIGN, IL 61820  
 Email Address: illinois prop@gmail.com  
 Is this property owned by a Land Trust?  Yes  No  
*If yes, please attach a list of all individuals holding an interest in said Trust.*

### 3. PROPERTY INFORMATION

Location of Subject Site: 1105 W. OREGON, 1107 W. OREGON, 1108 W. NEVADA  
 PIN # of Location: SEE ATTACHMENT A  
 Lot Size: SEE ATTACHMENT A  
 Current Zoning Designation: R-5  
 Proposed Zoning Designation: CCD  
 Current Land Use (vacant, residence, grocery, factory, etc): APARTMENT BUILDING ON EACH SITE  
 Proposed Land Use: MIXED USE COMMERCIAL/RESIDENTIAL

Present Comprehensive Plan Designation: CAMPUS MIXED USE

How does this request conform to the Comprehensive Plan? IT IS IN LINE WITH OBJECTIVES OF THE COMPREHENSIVE PLAN.

Legal Description: SEE ATTACHMENT A

---

---

**4. CONSULTANT INFORMATION**

**Name of Architect(s):** ANDREW FELL ARCHITECTURE AND DESIGN Phone: 217.363.2890  
**Address (street/city/state/zip code):** 302 WEST HILL, SUITE 201, CHAMPAIGN, IL 61820  
**Email Address:** andrew.fell@comcast.net

**Name of Engineers(s):** Phone:  
**Address (street/city/state/zip code):**  
**Email Address:**

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

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

**Name of Attorney(s):** Phone:  
**Address (street/city/state/zip code):**  
**Email Address:**

**5. REASONS FOR MAP AMENDMENT: SEE ATTACHMENT B**

What error in the existing Zoning Map would be corrected by the Proposed Amendment?

---

---

What changed or changing conditions warrant the approval of this Map Amendment?

---

---

Explain why the subject property is suitable for the proposed zoning.

---

---

What other circumstances justify the zoning map amendment? \_\_\_\_\_

Time schedule for development (if applicable). \_\_\_\_\_


Additional exhibits submitted by the petitioner. \_\_\_\_\_

**NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.**

**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

  
\_\_\_\_\_  
Applicant's Signature

9-14-11  
\_\_\_\_\_  
Date

**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

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

# APPLICATION FOR ZONING MAP AMMENDMENT

## ATTACHMENT A

### PIN #'S OF LOCATION:

1105 WEST OREGON	93-21-18-277-006
1107 WEST OREGON	93-21-18-277-007
1108 WEST NEVADA	93-21-18-277-014

### LOT SIZE:

1105 WEST OREGON	= 65' X 157' = 10,205 S.F.
1107 WEST OREGON	= 65' X 157' = 10,205 S.F.
<u>1108 WEST NEVADA</u>	<u>= 65' X 156' = 10,140 S.F.</u>
TOTAL =	30,550 S.F.

### LEGAL DESCRIPTION

1105 WEST OREGON:	Lot 24 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.
1107 WEST OREGON	Lot 25 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.
1108 WEST NEVADA	Lot 13 of the Forestry Heights Addition, to the City of Urbana, as per plat recorded in Plat Book "B" at page 190, in Champaign County, Illinois.



# APPLICATION FOR ZONING MAP AMENDMENT

## ATTACHMENT B

### ITEM #5 – REASONS FOR MAP AMMENDMENT

*What error in the existing Zoning Map would be corrected by the Proposed Amendment?*

There is no error per se in the Zoning Map. The Change in Zoning to CCD will conform to the goals and objectives as outlined in the Urbana Comprehensive Plan. Future Land use of this block is shown as Campus Mixed-Use with an emphasis to Encourage more East Campus Commercial Center style of Development. Some specific goals and objectives of the Comprehensive Plan that relate to this request are to: 1) Promote infill development; 2) Create additional commercial areas to strengthen the City's tax base and service base; 3) Develop a diversified and broad, stable tax base; and 4) Avoid development patterns that can potentially create an over dependency on the automobile.

*What changed or changing conditions warrant the approval of this Map Amendment?*

The changing conditions are in part the result of Zoning changes, particularly to the east of the proposed site. This Zoning change will further the cohesive development style and density of adjacent properties. The increase in the number of residents in the immediate area will further benefit the commercial uses in the neighborhood.

*Explain why the subject property is suitable for the proposed zoning.*

The subject property is suitable for the proposed zoning primarily in order to conform the Comprehensive Plan objectives and promote desired urban style development.

*What other circumstances justify the zoning map amendment?*

The zoning change and subsequent development will further the City tax base and foster new retail development.

*Time schedule for the development.*

The anticipated time line for the development is, upon approvals of Zoning and Special Use requests, to proceed with all construction documents in as timely a manner as possible with the goal of beginning work on the site when current leases expire in August of 2012. Market conditions may delay the beginning of site work until the following August.

*Additional exhibits submitted by the petitioner.*

See separately attached information

Separate Application for Variance:

An additional (separate) request is made to reduce the amount of required parking by 33.3%. The project as illustrated in the Preliminary Design Documents would have a requirement of 107 parking spaces – computed as follows:

Commercial Area = 1 space per 250 s.f. = 11.88 spaces

Residential Area = .75 spaces per bedroom = 94.5 spaces

Total Spaces = 106.38 = 107 spaces

The total number of spaces indicated on the documents = 74 spaces.  
This presents a parking reduction of 33 spaces or a 30.1% reduction.

In the construction document phase of the project there is a possibility that structural requirements may slightly alter the parking arrangement and necessitate the elimination of some spaces. Therefore the request is made for 3 spaces over the anticipated number of spaces needed to ensure the future compliance without the need for an additional variance. This results in a request of a 33.3% reduction in the required number of parking spaces.

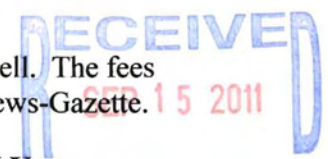


# Application for Special Use Permit

# Plan Commission

### APPLICATION FEE - \$175.00

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 09-15-2011 Plan Case No. 2153-SU-11  
Fee Paid - Check No. \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_

### 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 VII - 4 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* ALL PERMITTED AND SPECIAL USES OF THE CCD on the property described below.  
ZONING DISTRICT

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ANDREW FELLO ARCHITECTURE AND DESIGN Phone: 217.363.2890  
Address (street/city/state/zip code): 302 W. HILL, SUITE 201, CHAMPAIGN, IL 61820  
Email Address: andrew.fello@comcast.net

#### 2. PROPERTY INFORMATION

Location of Subject Site: 1105, W. OREGON, 1107 W. OREGON, 1108 W. NEVADA  
PIN # of Location: SEE ATTACHMENT A  
Lot Size: SEE ATTACHMENT A  
Current Zoning Designation: R-5 -> APPLIED FOR CHANGE TO CCD  
Current Land Use (vacant, residence, grocery, factory, etc): APARTMENT BUILDING ON EACH LOT  
Proposed Land Use: MIXED USE COMMERCIAL/RESIDENTIAL  
Legal Description: SEE ATTACHMENT A



**3. CONSULTANT INFORMATION**

**Name of Architect(s):** ANDREW FELL ARCHITECTURE AND DESIGN Phone: 217.363.2850

**Address (street/city/state/zip code):** 302 W. HILL, SUITE 201, CHAMPAIGN, IL 61820

**Email Address:** andrewfell@comcast.net

**Name of Engineers(s):** Phone:

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

**Email Address:**

**Name of Surveyor(s):** Phone:

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

**Email Address:**

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

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

**Email Address:**

**Name of Attorney(s):** Phone:

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

**Email Address:**

**4. REASONS FOR SPECIAL USE PERMIT**

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

---

---

---

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.

---

---

---

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.

---

---

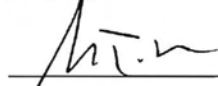
---

**NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.**

**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

9-17-11

Date

**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

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

# APPLICATION FOR SPECIAL USE PERMIT

## ATTACHMENT A

### PIN #'S OF LOCATION:

1105 WEST OREGON	93-21-18-277-006
1107 WEST OREGON	93-21-18-277-007
1108 WEST NEVADA	93-21-18-277-014

### LOT SIZE:

1105 WEST OREGON	= 65' X 157' = 10,205 S.F.
1107 WEST OREGON	= 65' X 157' = 10,205 S.F.
1108 WEST NEVADA	= 65' X 156' = 10,140 S.F.
<u>TOTAL =</u>	<u>30,550 S.F.</u>

### LEGAL DESCRIPTION

1105 WEST OREGON:	Lot 24 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.
1107 WEST OREGON	Lot 25 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.
1108 WEST NEVADA	Lot 13 of the Forestry Heights Addition, to the City of Urbana, as per plat recorded in Plat Book "B" at page 190, in Champaign County, Illinois.

# APPLICATION FOR SPECIAL USE PERMIT

## ATTACHMENT B

### 4. REASON FOR SPECIAL USE PERMIT

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

*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.*

*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.*

To answer all items simultaneously:

The property is under consideration to change the zoning to CCD and a Special Use Permit is required for all uses within the CCD zoning district. The Change in Zoning to CCD will conform to the goals and objectives as outlined in the Urbana Comprehensive Plan. Future Land use of this block is shown as Campus Mixed-Use with an emphasis to 'Encourage more East Campus Commercial Center style of Development'. Some specific goals and objectives of the Comprehensive Plan that relate to this request are to: 1) Promote infill development; 2) Create additional commercial areas to strengthen the City's tax base and service base; 3) Develop a diversified and broad, stable tax base; and 4) Avoid development patterns that can potentially create an over dependency on the automobile.

The development will continue the Urban Style Development encouraged by the City and already constructed on the properties immediately adjacent to the East. The development will conform to all required development regulations within the CCD Zoning. (Note a separate zoning variance application is being made for a reduction in the required amount of parking)

The development will be conducive to the public convenience by contributing to the commercial fabric of the area and will enhance the character of the zoning district. It will offer additional residential and commercial opportunities directly adjacent to the University of Illinois in an area which has been increasingly transitioning to institutional uses over the past several years. The project is designed as a mixed use, urban style building encouraging pedestrian walk-up access.

We request that all Permitted and Special Uses as listed in the CCD – Campus Commercial District Zoning District: Zoning Description Sheet be allowed.

## KRANNERTVIEW SUMMARY

<u>TOTAL GROSS BUILDING AREA</u>	AREA - S.F.
LOWER LEVEL PARKING	18732
FIRST FLOOR PARKING	9332
FIRST FLOOR COMMERCIAL/RESIDENTIAL	8041
SECOND FLOOR RESIDENTIAL	19648
THIRD FLOOR RESIDENTIAL	19648
FOURTH FLOOR RESIDENTIAL	19648
FIFTH FLOOR RESIDENTIAL	18278
<u>SIXTH FLOOR REISIDENTIAL</u>	<u>906</u>
TOTAL GROSS AREA	114233

GROSS FLOOR AREA INCLUDES RESIDENTIAL BALCONIES

<u>NET BUILDING AREAS</u>	AREA - S.F.
LOWER LEVEL PARKING	16149
FIRST FLOOR PARKING	8661
FIRST FLOOR COMMERCIAL - EAST	3280
FIRST FLOOR COMMERCIAL - WEST	2272
FIRST FLOOR OFFICE	331
SECOND FLOOR OFFICE	640

### NET AREAS FOR RESIDENTIAL UNITS

UNIT	AREA - S.F.	# UNITS	TOTAL BEDS	TOTAL BATHS
UNIT A 2 STORY, 2 BEDROOM, 1 BATH, BALCONY	1020	1	2	1
UNIT B 1 STORY, 2 BEDROOM, 2 BATH	957	8	16	16
UNIT C 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	862	8	16	8
UNIT D 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	882	8	16	8
UNIT E 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	856	12	24	12
UNIT F NOT USED				
UNIT G 1 STORY, 4 BEDROOM, 2 BATH, BALCONY	1512	4	16	8
UNIT H 1 STORY, 2 BEDROOM, 1 BATH, BALCONY	1002	4	8	4

UNIT I  
NOT USED

UNIT J 2 STORY, 2 BEDROOM, 1 BATH, BALCONY	1312	2	4	2
UNIT K 1 STORY, 2 BEDROOM, 2 BATH, BALCONY	944	4	8	8
UNIT L 1 STORY, 1 BEDROOM, 1 BATH, BALCONY	594	3	3	3
UNIT M 1 STORY, 3 BEDROOM, 2 BATH, BALCONY	1216	4	12	8
UNIT N 1 STORY, 1 BEDROOM, 1 BATH, BALCONY	510	1	1	1
TOTAL		59	126	79

NET UNIT AREAS DO NOT INCLUDE THE BALCONIES



KRANNERTVIEW DEVELOPMENT  
PRELIMINARY DESIGN DEVELOPMENT  
(SUBJECT TO REVISION)

ZONING SUMMARY

LOT CURRENTLY ZONED R-5 - MEDIUM DENSITY MULTI FAMILY RESIDENTIAL

PROPOSED ZONING CCD – CAMPUS COMMERCIAL DISTRICT

UNDER THE REGULATIONS OF CCD ZONING

MINIMUM LOT SIZE = 6,000 S.F.

ACTUAL LOT SIZE =	1105 WEST OREGON = 65' X 157' = 10,205 S.F.
	1107 WEST OREGON = 65' X 157' = 10,205 S.F.
	<u>1108 WEST NEVADA = 65' X 156' = 10,140 S.F.</u>
	TOTAL = 30,550 S.F.

MINIMUM LOT WIDTH = 60'

ACTUAL MINIMUM LOT WITH = 65'

MAXIMUM BUILDING HEIGHT = UNLIMITED.

ACTUAL BUILDING HEIGHT = 68' (APPROXIMATE)

MAXIMUM FLOOR AREA RATIO = 4.0

BUILDING AREA =	1 <sup>ST</sup> FLOOR =	7,852 S.F.
	2 <sup>ND</sup> FLOOR =	18,776 S.F.
	3 <sup>RD</sup> FLOOR =	18,776 S.F.
	4 <sup>TH</sup> FLOOR =	18,776 S.F.
	5 <sup>TH</sup> FLOOR =	17,608 S.F.
	<u>6<sup>TH</sup> FLOOR =</u>	<u>753 S.F.</u>
	TOTAL =	85,241 S.F.

ACTUAL FLOOR AREA RATIO = 85,241/30,550 = 2.7

MINIMUM OPEN SPACE RATIO = 0.1 (RESIDENTIAL PORTION ONLY)

RESIDENTIAL AREA = 73,889 S.F. THEREFORE MINIMUM OPEN SPACE = 7,389 S.F.

OPEN SPACE AT GRADE = 5,580 S.F.

OPEN SPACE IN BALCONIES = (25% MAX) = 1,847 S.F.

TOTAL OPEN SPACE = 7,427 S.F.

ACTUAL OPEN SPACE RATIO = 7,427/73,889 = 0.101

\*NOTE THAT ADDITIONAL ROOF TOP TERRACE OPEN SPACE –  
AVAILABLE TO ALL RESIDENTS - MAY BE DEVELOPED AS THE BUDGET  
ALLOWS

SETBACKS

FRONT = 6'

SIDE = 5'

REAR = 5'

PARKING REQUIREMENTS

COMMERCIAL AREA = 5,940 S.F. @ 250 S.F./SPACE X .5 = 11.88 SPACES

RESIDENTIAL = 126 BEDROOMS @ .75 SPACES/BEDROOM = 94.5 SPACES

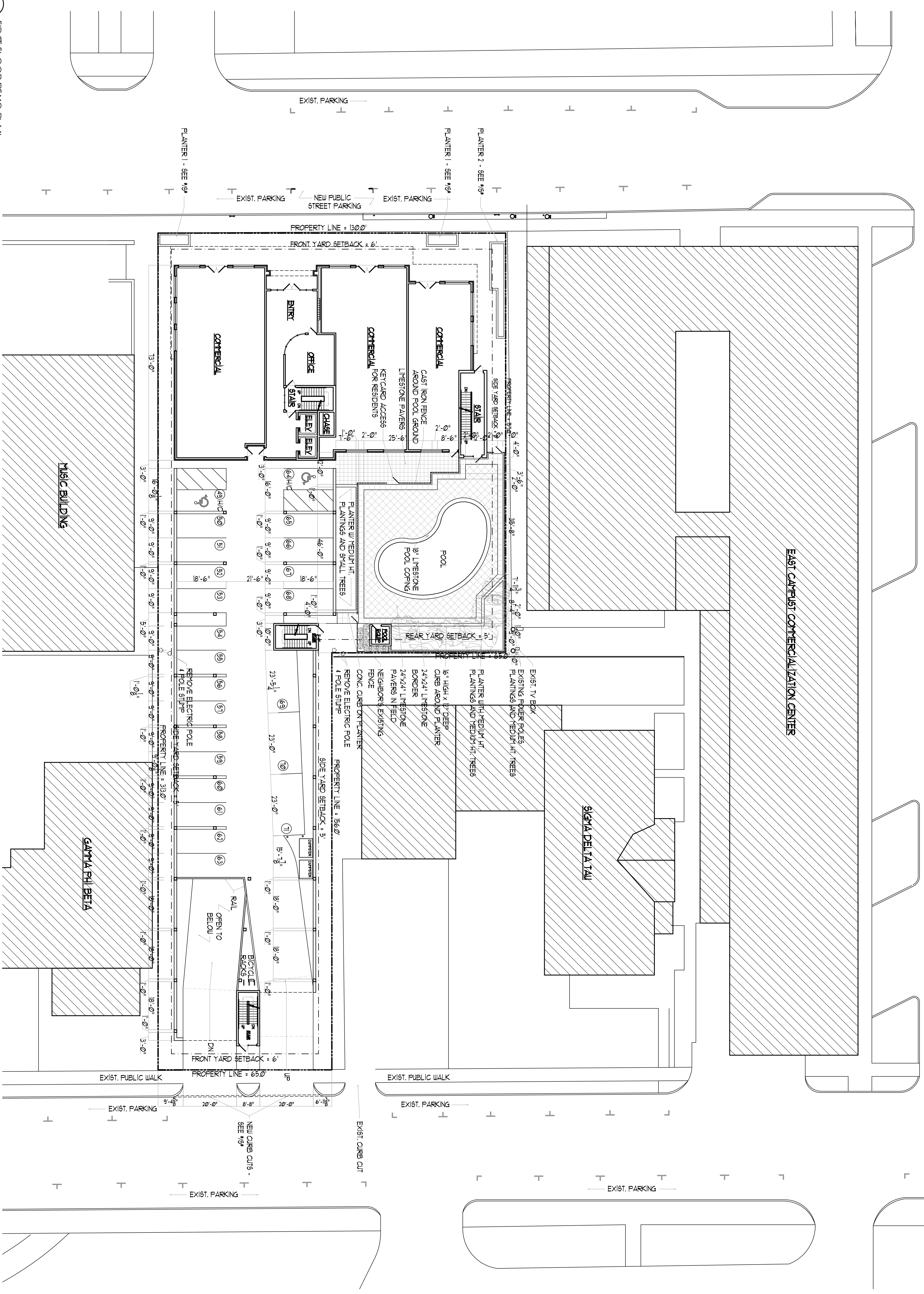
TOTAL REQUIRED = 106.38 SPACES

ACTUAL PROVIDED = 74 SPACES

MINIMUM VARIANCE REQUIRED = 30.8% REDUCTION IN PARKING = 107 SPACES

REQUESTED VARIANCE = 33.3% REDUCTION IN PARKING = 110 SPACES





PROJECT

51

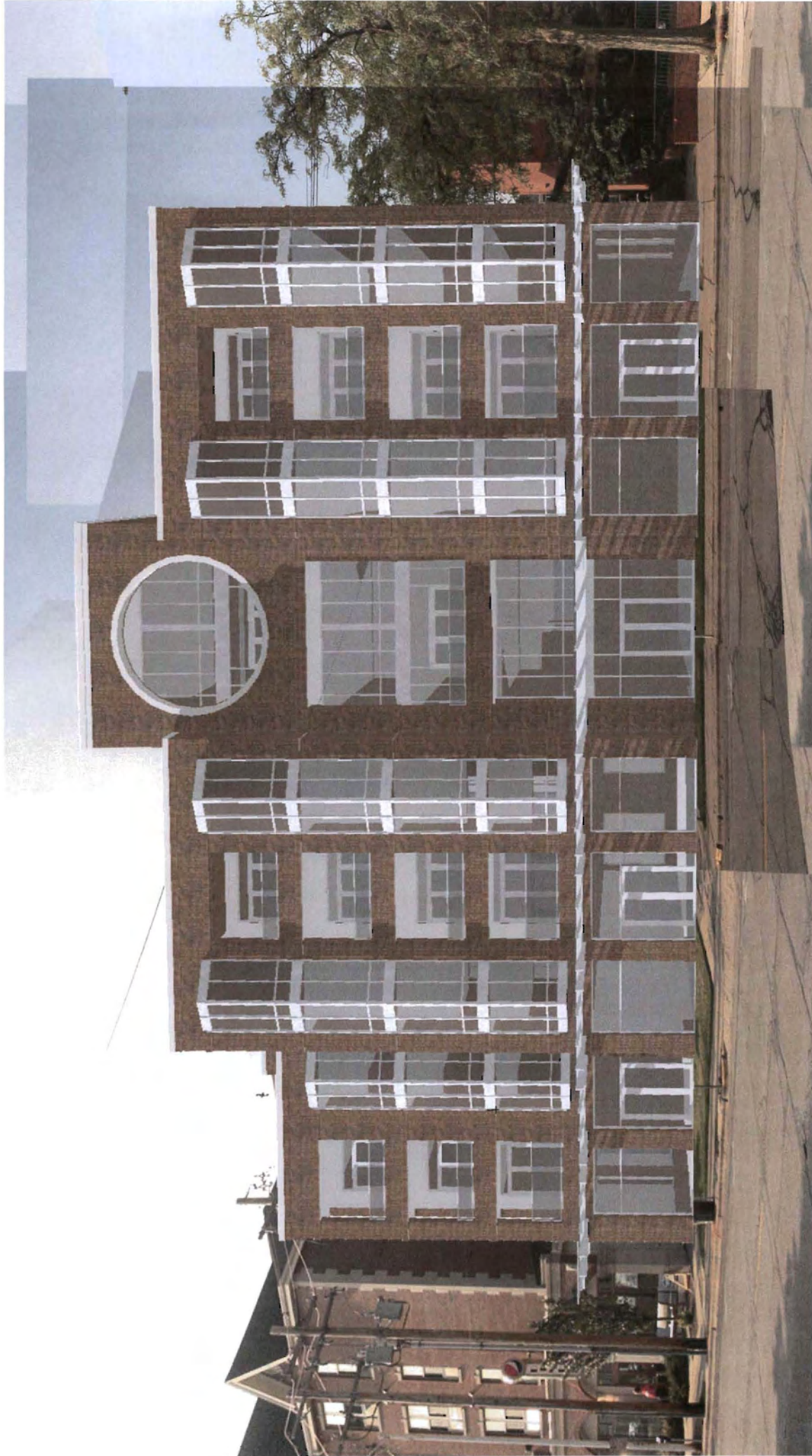
These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
ARCHITECTURE AND DESIGN

302 WEST HILL, SUITE 201  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.2890  
FAX: 217.359.8493  
EMAIL: andrewfell@comcast.net

DATE: 12/EP11

REV: 10/11:



ANDREW FELL  
ARCHITECTURE AND DESIGN

Southern Perspective





ANDREW FELL  
ARCHITECTURE AND DESIGN

Southern Perspective





North - Eastern View

ANDREW FELL  
ARCHITECTURE AND DESIGN



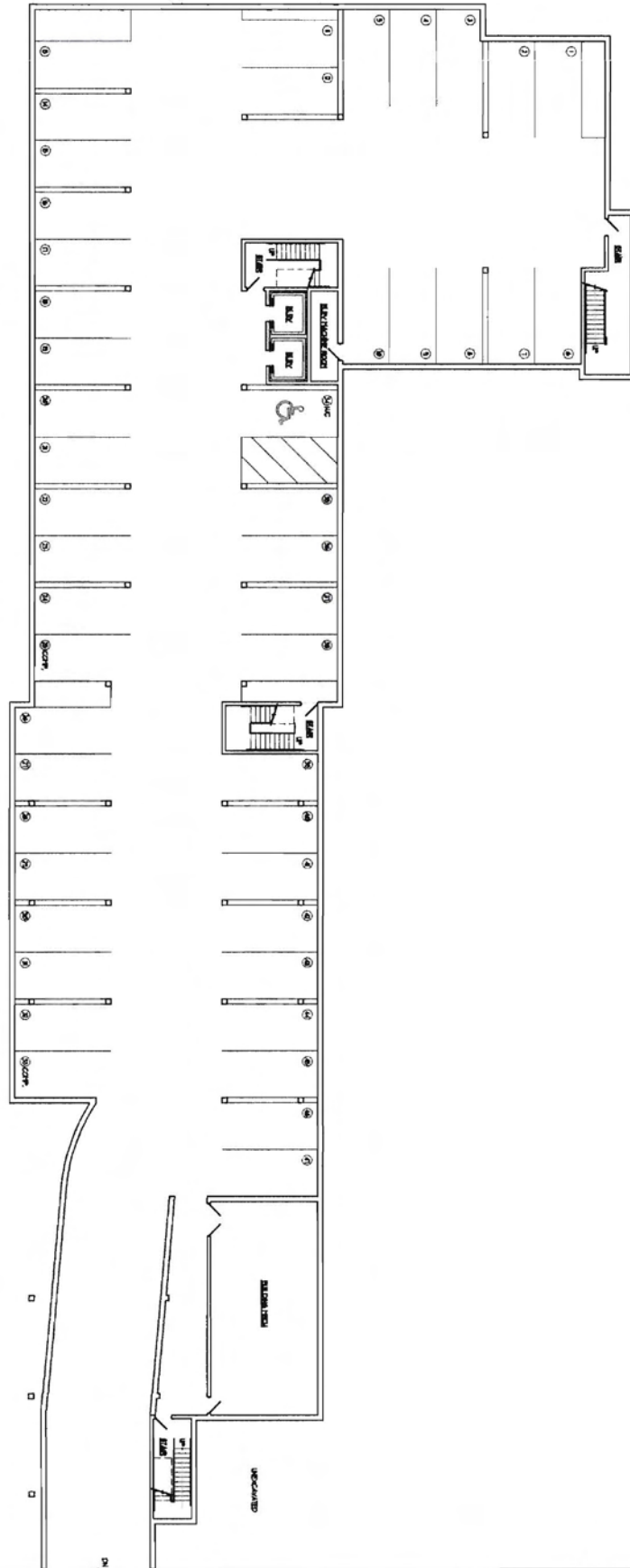
North-Western View

ANDREW FELL  
ARCHITECTURE AND DESIGN



South - Eastern View

ANDREW FELL  
ARCHITECTURE AND DESIGN



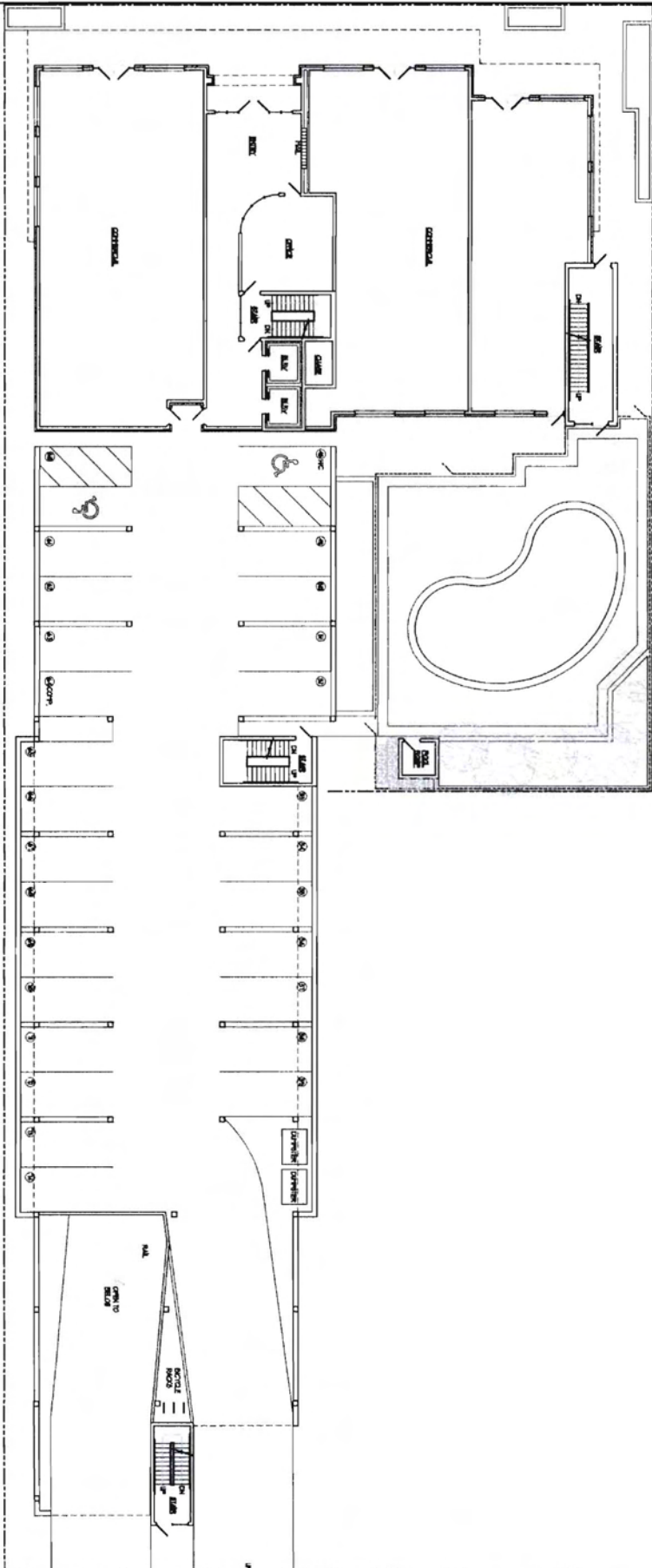
These drawings and specifications are the property and copyright of Andrew Fell Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not make drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of this Architect prior to the commencement of any work.

**ANDREW FELL**  
ARCHITECTURE AND DESIGN  
302 WEST HILL, SUITE 201  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.383.2860  
FAX: 217.308.5483  
EMAIL: andrewfell@comcast.net

DATE: 12/27/11

REVISION:



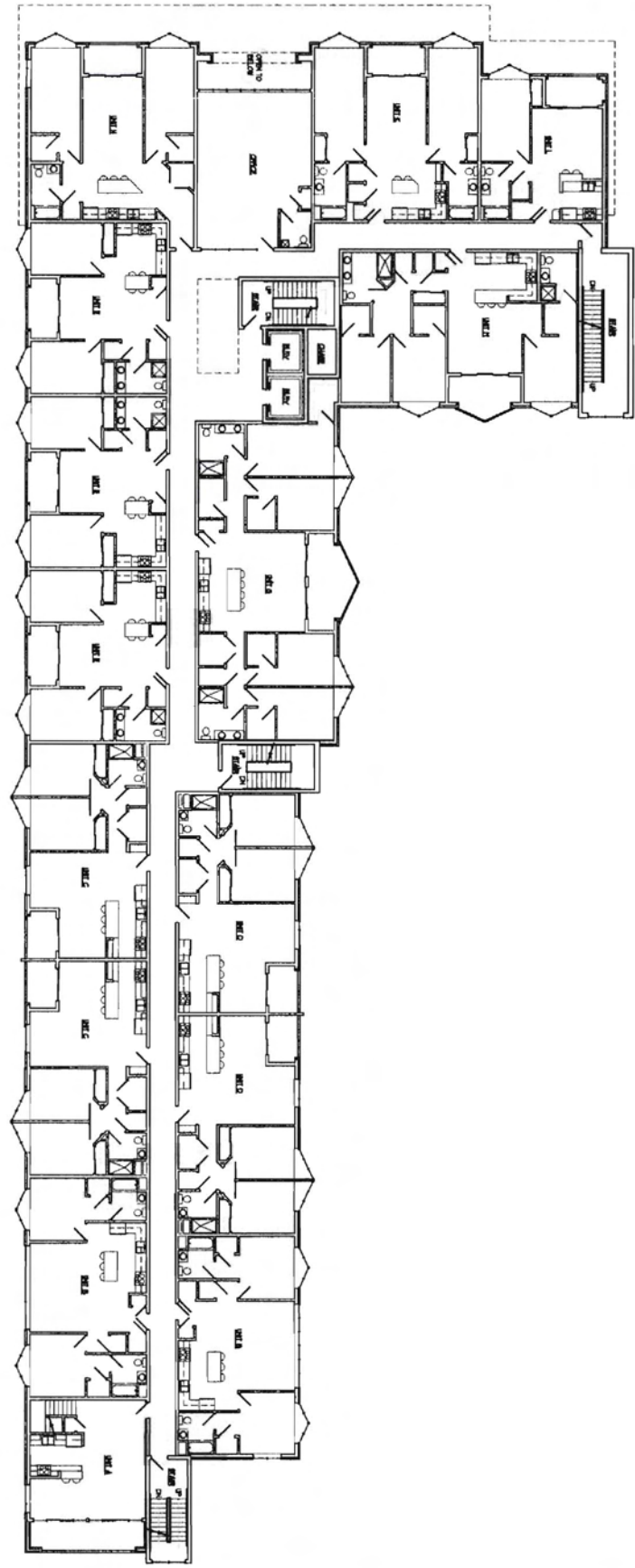


These drawings and specifications are the property and copyright of Andrew Fell Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
ARCHITECTURE AND DESIGN  
302 WEST HILL, SUITE 201  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.353.2880  
FAX: 217.353.5453  
EMAIL: andrewfell@comcast.net

DATE: 12/2011  
REVISION:

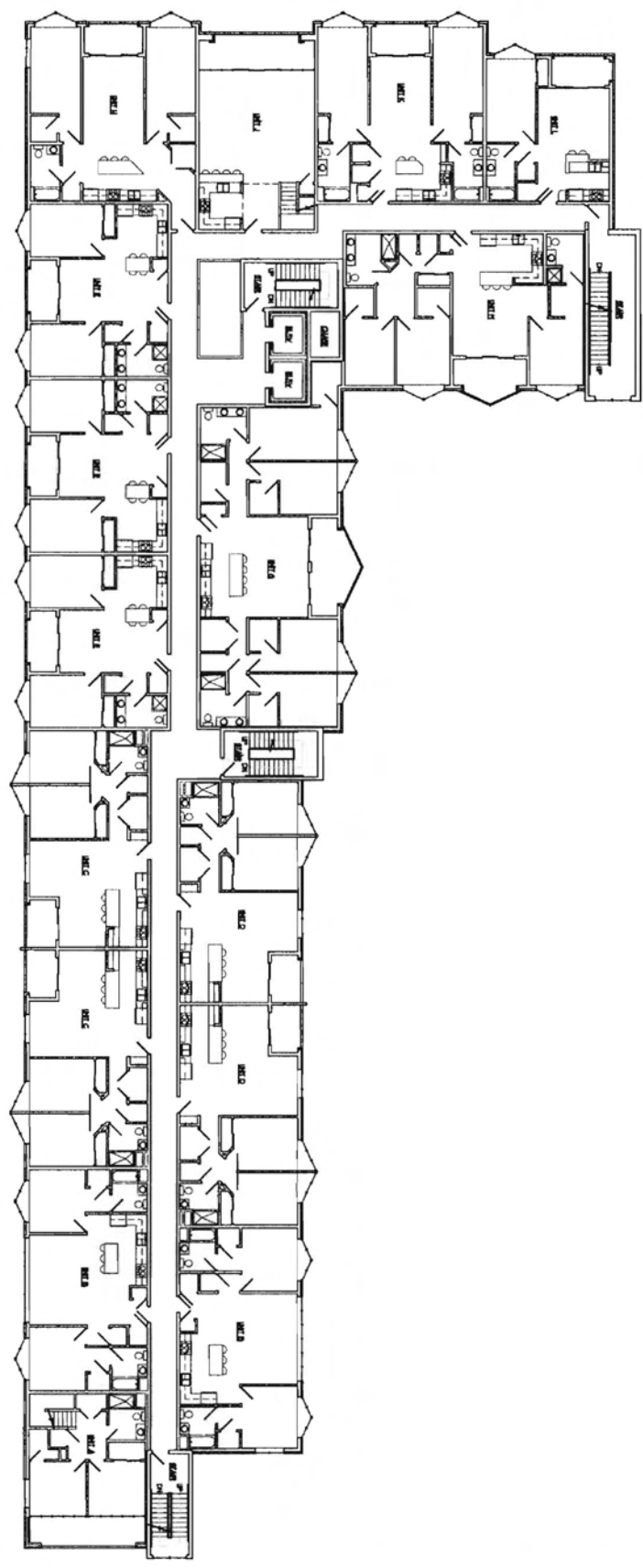




These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Care shall be exercised that the drawings are not used for any other purpose. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
 ARCHITECTURE AND DESIGN  
 302 WEST HILL, SUITE 204  
 CHAMPAIGN, ILLINOIS 61820  
 PHONE: 217.563.2890  
 FAX: 217.568.8485  
 EMAIL: andrewfell@comcast.net

DATE: 12/1/11  
 REVISED:



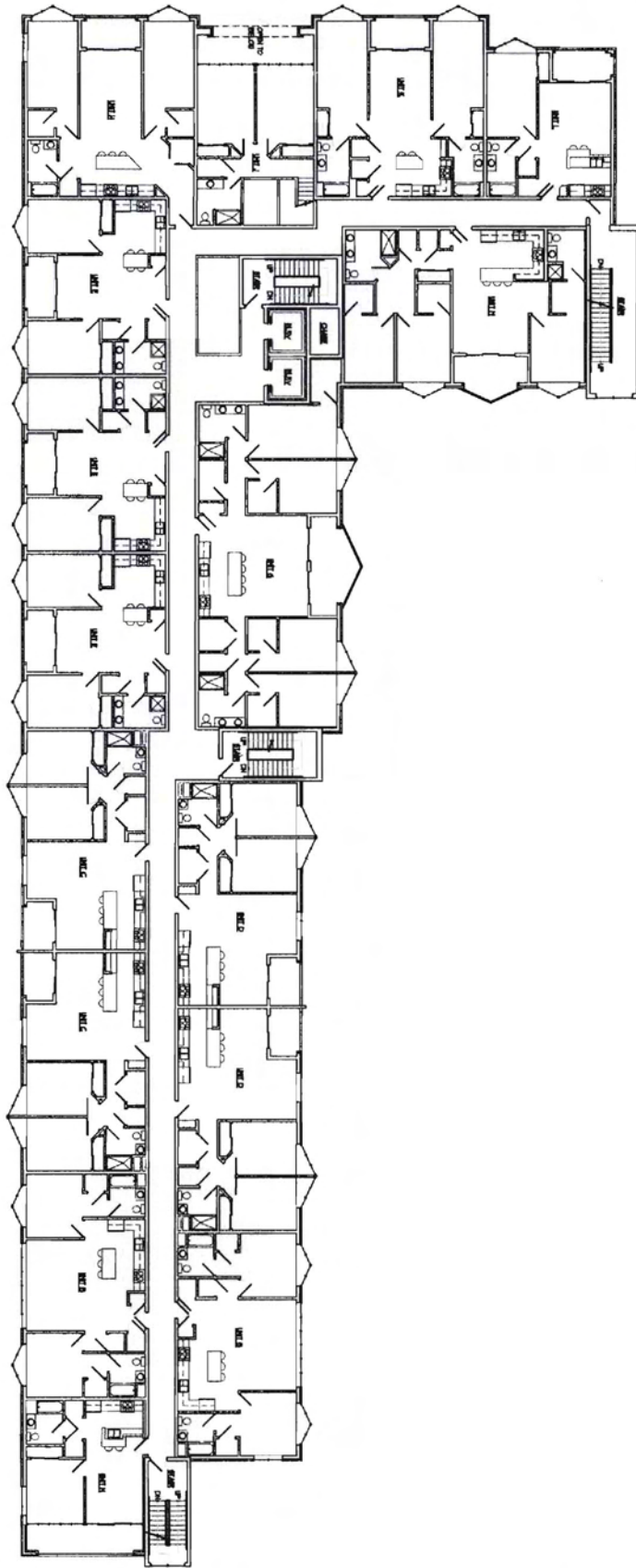
These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
 ARCHITECTURE AND DESIGN

302 WEST HILL, SUITE 201  
 CHAMPAIGN, ILLINOIS 61820  
 PHONE: 217.353.2880  
 FAX: 217.359.8483  
 EMAIL: andy@af@comcast.net

DATE: 12/2/11

REVISION:



These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. City unless otherwise noted. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

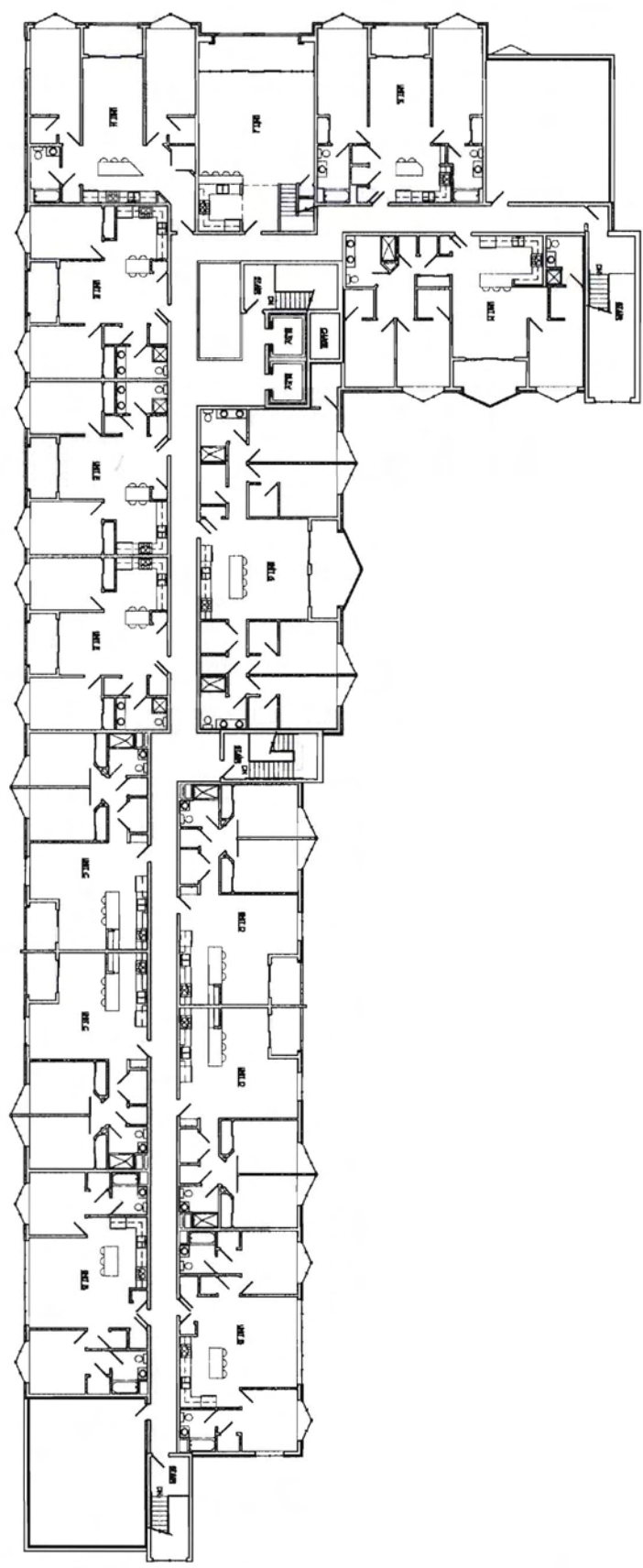
**ANDREW FELL**  
ARCHITECTURE AND DESIGN

302 WEST HILL, SUITE 201  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.2890  
FAX: 217.363.8463  
EMAIL: andrew@comcast.net

DATE: 12/25/11

REV: 02/12/11

1  
 1/8" = 1'-0"  
 FIFTH FLOOR PLAN



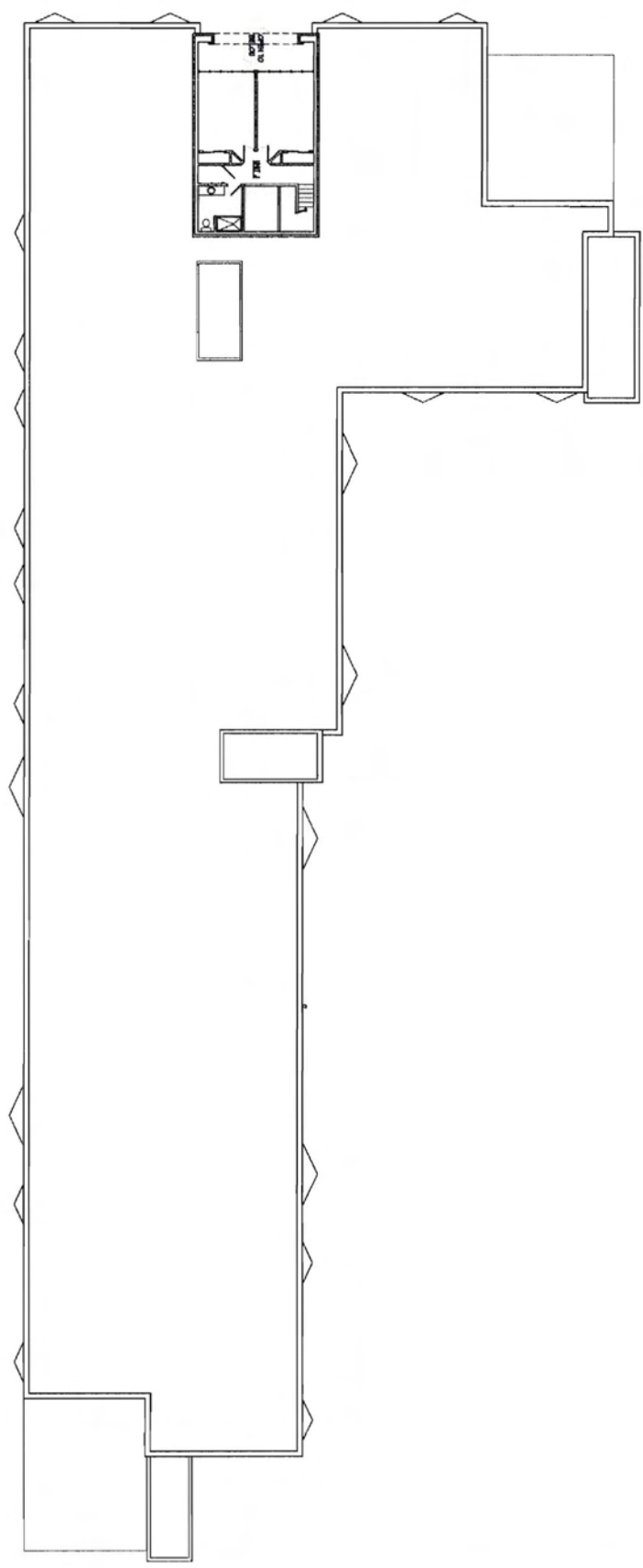
A6

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
 ARCHITECTURE AND DESIGN  
 302 WEST HILL, SUITE 204  
 CHAMPAIGN, ILLINOIS 61820  
 PHONE: 217.353.2890  
 FAX: 217.353.2483  
 EMAIL: andy@af@comcast.net

DATE: 12/2/11  
 REV/NOV:

 NORTH  
 SCALE: 1" = 8'-0"



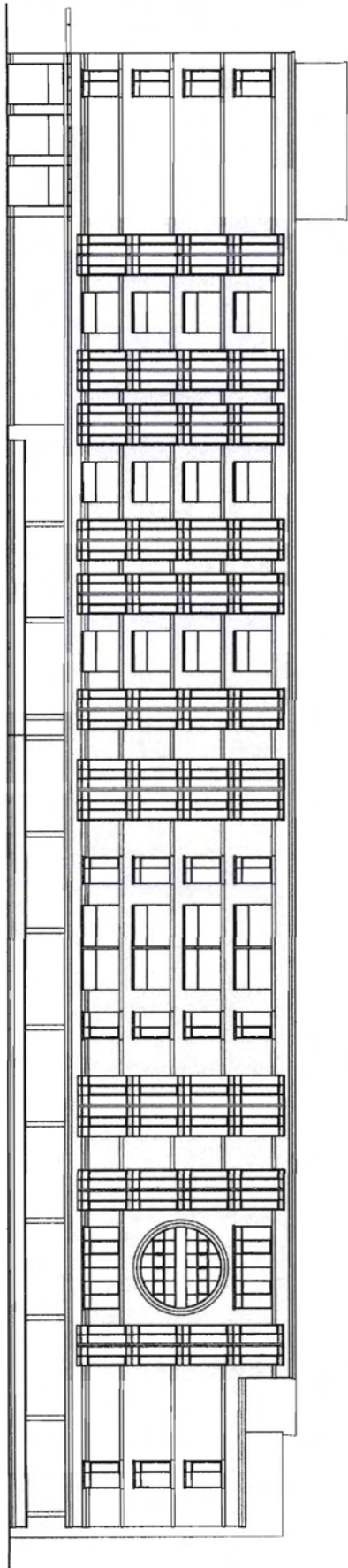
A7

These drawings and specifications are the property and copyright of Andrew Fell Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

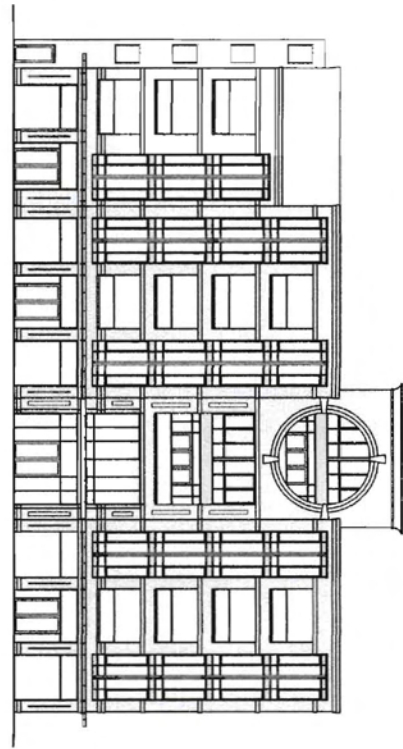
**ANDREW FELL**  
 ARCHITECTURE AND DESIGN  
 302 WEST HILL GATE 204  
 CHAMPAIGN, ILLINOIS 61820  
 PHONE: 217.563.2890  
 FAX: 217.239.5483  
 EMAIL: andrew@comcast.net

DATE: 12/2/11  
 REVISED:

1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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



These drawings and specifications are the property and copyright of Andrew Fell Architects and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
ARCHITECTURE AND DESIGN

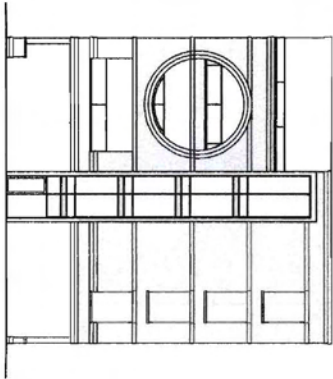
302 WEST HILL, SUITE 201  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.351.9960  
FAX: 217.359.8463  
EMAIL: andy@afad.com

DATE: 12/21/11

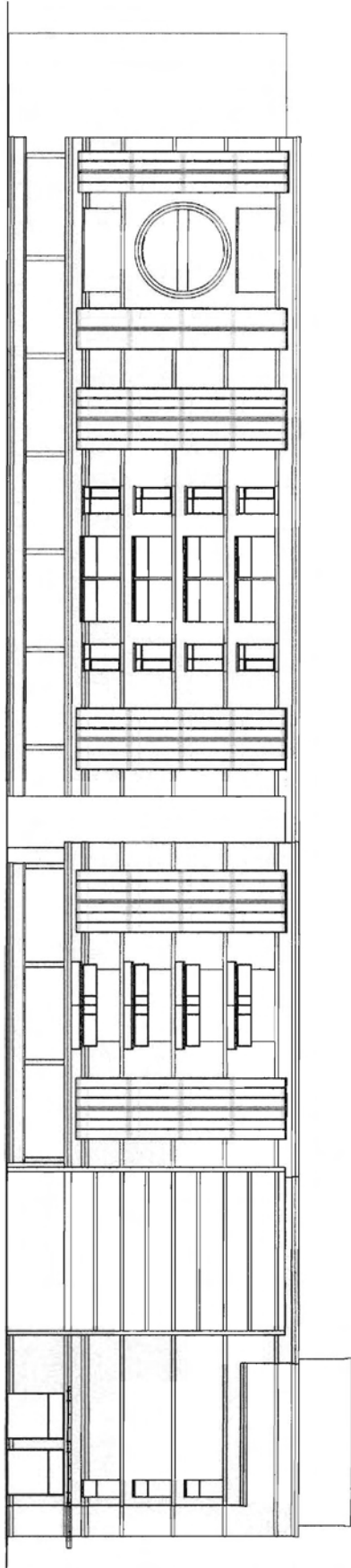
REVISIONS:



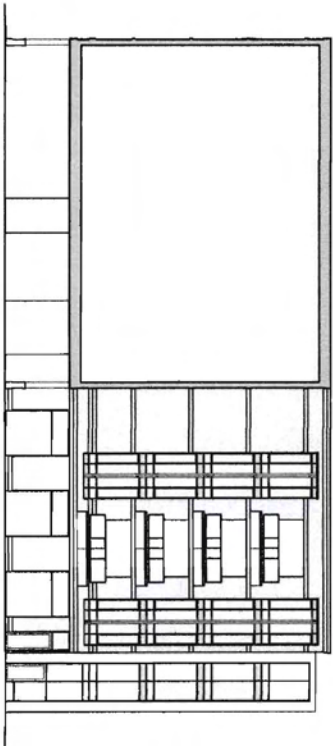
1 SOUTH ELEVATION ON AVARVA  
SCALE: 1" = 8'-0"



2 EAST ELEVATION  
SCALE: 1" = 8'-0"



3 SOUTH ELEVATION AT POOL/COURTYARD  
SCALE: 1" = 8'-0"



These drawings and specifications are the property and copyright of Andrew Fell Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
ARCHITECTURE AND DESIGN

302 WEST HILL, SUITE 201  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.363.0880  
FAX: 217.368.8463  
EMAIL: andy@afad.com

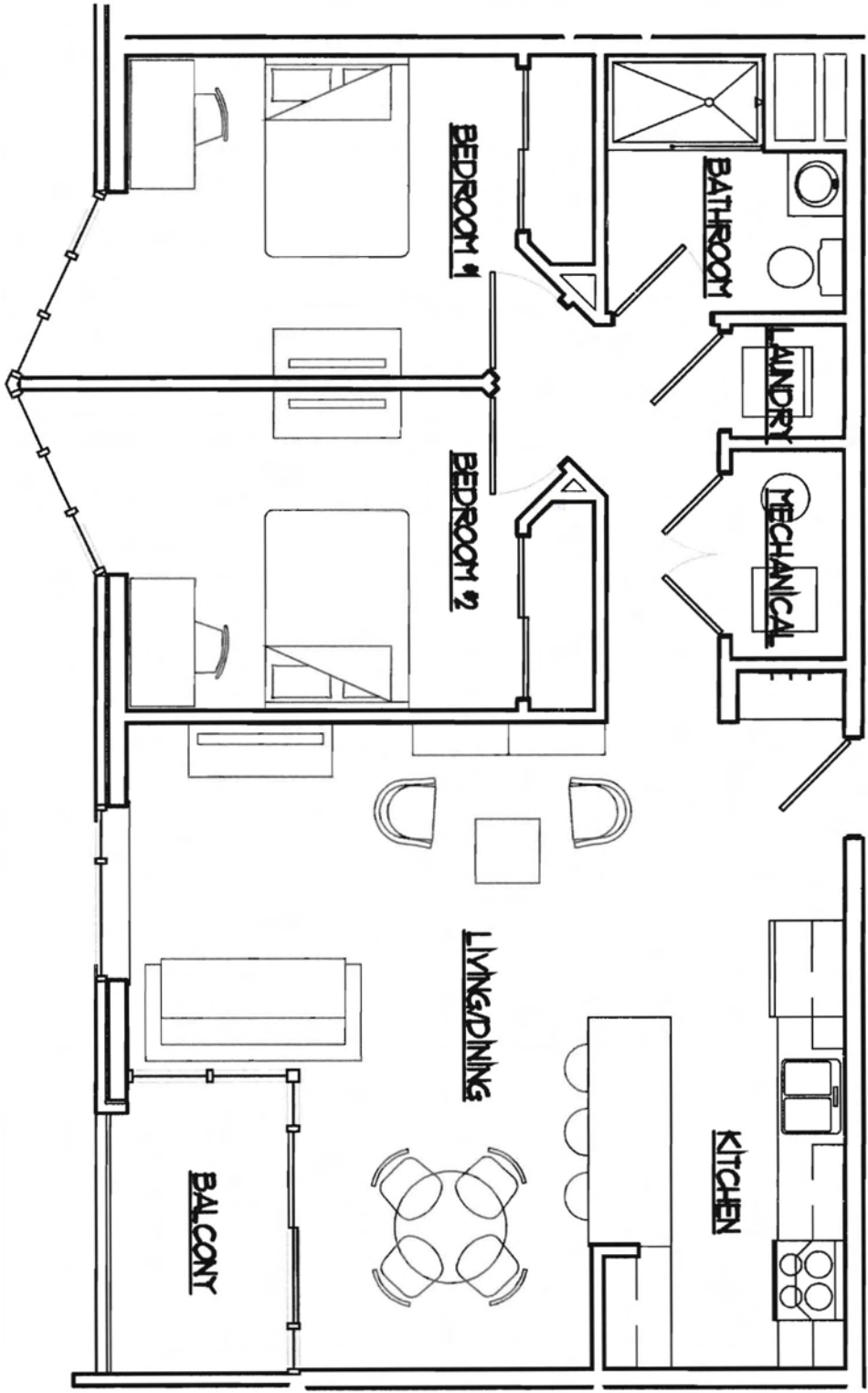
DATE: 12/08/11

REVISION:



2  
A10

2 BED-1 BATH EXAMPLE FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1/25/11

A10

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

**ANDREW FELL**  
ARCHITECTURE AND DESIGN

302 WEST HILL, SUITE 201  
CHAMPAIGN, ILLINOIS 61820  
PHONE: 217.263.2890  
FAX: 217.268.8403  
EMAIL: andrewfell@comcast.net

DATE: 12/20/11

REVISIONS: