



301 N. Neil Street  
Suite 400  
Champaign, IL 61820  
217-621-3522

January 13, 2017

Ms. Lorrie Pearson  
Planning Manager  
City of Urbana  
400 South Vine Street  
Urbana, IL 61801

**Re: Revised Planned Unit Development Applications  
809 West Nevada, 802, 804, 806 South Lincoln  
Urbana, Illinois**

Dear Ms. Pearson,

Included here are revised Preliminary and Final Planned Unit Development applications for the above mentioned properties.

As you are aware, at a previous presentation of this project, several concerns were raised on the part of the neighborhood group regarding the design. Since that time, the developer, Green Street Realty, has been making a concerted effort to transform the project into one that is appropriate in its size, form and feature, in order to protect the character and legacy of the neighborhood. The developer has hired our firm to assist in this effort, and we want to assure you that the concerns voiced previously have figured prominently in the re-design of this project.

The project has been greatly reduced in scale to match the "intensity level" desired in the transition between the University and the residential areas of the Lincoln-Busey Corridor in the following ways: a) the building area has been reduced by more than 50% [from 80,000 sf to 38,000 sf] and the number of apartments has been reduced from 79 to 30; b) the building height has been lowered into alignment with the adjacent structure at 808 South Lincoln; and c) the number of stories has been reduced from 5 down to 3.5, with the lowest level partially submerged.

The exterior of the building has now been transformed to better reflect the character of the surrounding neighborhood, with materials and forms that compliment the existing residential structures. Projecting bay windows and entrance stoops, with direct entrances to individual apartments, also enhance the appearance of the building and provide a more pedestrian appeal. The existing mature tree on the corner of Lincoln and Nevada will also be preserved, and the grounds around it will be landscaped to encourage outdoor leisure activity in its vicinity. The project also includes a community bike repair station within easy reach, facing Nevada Street.



In addition to these features, the parking ratio (both bicycle and vehicular) has been improved over the previous design, and the project has added some sustainability features, including the use of a rain collection system for landscape irrigation and the use of recycled material in exterior elements, such as fencing.

We sincerely hope that the materials included here will help to identify how we, along with the developer, intend for this project to be a fitting and welcome addition to the Lincoln-Busey corridor. We are very excited to present and discuss the design with you and your staff. In the mean-time, if there are any questions you have related to the project design, please feel free to contact us at any time.

Best Regards,

MODE 3 ARCHITECTURE INC.

A handwritten signature in black ink that reads "Josh N. Daly". The signature is stylized with a large, sweeping initial "J" and a long, horizontal flourish at the end.

Josh N. Daly, AIA, NCARB  
President  
Mode 3 Architecture, Inc.



**Application for a  
Planned Unit Development  
Preliminary Development Plan**

**Plan  
Commission**

**APPLICATION FEE - \$350.00**

Applicants are also responsible for paying the cost of legal publication fees. 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 \_\_\_\_\_ Plan Case No. \_\_\_\_\_

Fee Paid - Check No. \_\_\_\_\_ Amount: \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION**

**1. APPLICANT CONTACT INFORMATION**

Name of Applicant(s): *Chris Saunders* Phone: *217-356-8750*  
 Address (street/city/state/zip code): *510 S Neil St, Champaign, IL 61820*  
 Email Address: *Chris@greenstreality.com*  
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): *Owner*

**2. OWNER INFORMATION**

Name of Owner(s): *Vision Housing LLC* Phone: *217-356-8750*  
 Address (street/city/state/zip code): *510 S Neil St, Champaign, IL 61820*  
 Email Address: *Chris@greenstreality.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.*

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

**3. PROPERTY INFORMATION**

Name of Planned Unit Development: *TBD*  
 Address/Location of Subject Site: *See Attached*  
 PIN # of Location: \_\_\_\_\_  
 Lot Size: \_\_\_\_\_  
 Current Zoning Designation: \_\_\_\_\_

Current Land Use (*vacant, residence, grocery, factory, etc:*

Proposed Land Use:

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

Legal Description: See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. CONSULTANT INFORMATION**

Name of Architect(s): **MODE 3** Phone: 217-355-9731  
Address (*street/city/state/zip code*): 301 N Neil St, Suite 400 Champaign, IL 61820  
Email Address: jacobs@mode3arch.com

Name of Engineers(s): **BKB Engineering** Phone: 217-351-2971  
Address (*street/city/state/zip code*): 301 N Neil St, Suite 400 Champaign, IL 61820  
Email Address: bbrudshaw@bkbeng.com

Name of Surveyor(s): **BKB Engineering** Phone: 217-351-2971  
Address (*street/city/state/zip code*): 301 N Neil St, Suite 400 Champaign, IL 61820  
Email Address:

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

Name of Attorney(s): **Rick Aeilts/ Paul Cole** Phone: 217-351-4040  
Address (*street/city/state/zip code*): 401 W University Ave, Champaign, IL 61820  
Email Address:

**5. PLANNED UNIT DEVELOPMENT REQUIREMENTS**

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?

Yes  No Date of Preliminary Conference: NOVEMBER 3, 2016

Type of PUD proposed: (*See Section XIII-3.A for descriptions of the following.*)

Residential  Commercial  Mixed Use  Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use.* Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation.* Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.
- c) *Infill.* Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development.* Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

***Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)***

*See Attached*

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Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

- a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- b) To promote infill development in a manner consistent with the surrounding area;
- c) To promote flexibility in subdivision and development design where necessary;
- d) To provide public amenities not typically promoted by the Zoning Ordinance;
- e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
- f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
- g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
- h) 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;

- i) 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.

(Attach additional sheets if necessary) See attached

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Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

*Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval is requested now, at the preliminary development plan approval stage, or will be requested at the final development plan approval stage. (Attach additional sheets if necessary)*

A. See attached - Floor Area Ratio

B. See attached - Building Maximum Height

C. see attached - PARKING

D. see attached - Front Yard Encroachment

E. See Attached - Open Space Ratio

Does the proposed development plan involve a zoning map amendment?  Yes  No  
If yes, please describe:

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Does the proposed development plan involve a subdivision plat?  Yes  No

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.

*See attached*

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**5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:**

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

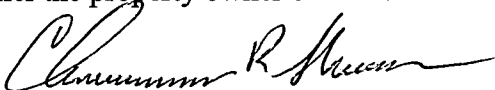
- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings,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

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

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

**CERTIFICATION BY THE APPLICANT**

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



Applicant's Signature

*12-15-16*

Date



# Application for a Planned Unit Development - Final

# PLAN COMMISSION

## APPLICATION FEE - \$250.00

The Applicants are responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant is billed separately by the News-Gazette.

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Petition Filed \_\_\_\_\_ Plan Case No. \_\_\_\_\_

Fee Paid - Check No. \_\_\_\_\_ Amount: \_\_\_\_\_ Date \_\_\_\_\_

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

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Address (street/city/state/zip code): *510 S Neil St, Champaign, IL 61820*  
Email Address: *chris@greenstreality.com*  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): *Owner*

#### 2. OWNER INFORMATION

Name of Owner(s): *Vision Housing LLC* Phone: *217-356-8750*  
Address (street/city/state/zip code): *510 S Neil St, Champaign, IL 61820*  
Email Address: *chris@greenstreality.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.*

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

#### 3. PROPERTY INFORMATION

Name of Planned Unit Development: *TBD*  
Address/Location of Subject Site: *See attached*  
PIN # of Location:  
Lot Size:  
Current Zoning Designation:



Current Land Use (*vacant, residence, grocery, factory, etc:*

Proposed Land Use:

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

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

*See attached*

**4. CONSULTANT INFORMATION**

Name of Architect(s): *MODE 3*

Phone: *217-355-8731*

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

Email Address: *jacobs@mode3arch.com*

Name of Engineers(s): *BKB Engineering*

Phone: *217-351-2971*

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

Email Address: *bbradshaw@bkbeng.com*

Name of Surveyor(s): *BKB Engineering*

Phone: *217-351-2971*

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

Email Address:

Name of Professional Site Planner(s):

Phone:

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

Email Address:

Name of Attorney(s): *Rick Heilts/Paul Cole*

Phone: *217-351-4040*

Address (*street/city/state/zip code*): *401 W University Ave. Champaign, IL 61820*

Email Address:

**5. PLANNED UNIT DEVELOPMENT REQUIREMENTS**

Has a preliminary development plan for the proposed PUD been approved within the last twelve months?  Yes  No

Date City Council Approval:

Ordinance No.:

Does the Final Development Plan substantially conform to the approved Preliminary Development Plan? In what ways does it differ? (*Attach additional sheets if necessary*)

Does the proposed development plan involve a zoning map amendment?  Yes  No  
If yes, please describe:

Does the proposed development plan involve a subdivision plat?  Yes  No

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

*Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval was secured at the preliminary development plan approval stage or approval is requested now at the final development plan approval stage. (Attach additional sheets if necessary)*

- A. See Attached - Floor Area Ratio
- B. See Attached - Building Maximum Height
- C. See Attached - Parking
- D. See Attached - Front Yard Encroachment
- E. See Attached - Open Space Ratio

## 6. CRITERIA FOR APPROVAL

Explain how the proposed development is conducive to the public convenience at the proposed location.

Explain how the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.

Explain how the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and polices.

Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are incorporated into the proposed PUD and explain how the proposed development is responsive to the relevant recommended design features. *(Attach additional sheets if necessary)*

A. *See Attached.*

B.

C.

D.

E.

F.

G.

## 7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

A final development plan must be submitted with this application and shall minimally contain the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.
- A specific site plan with the following information:
  - The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.

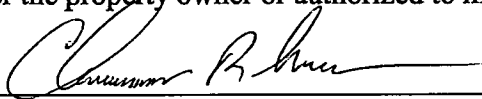
- The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.
- A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).
- The location of any proposed open space.
- A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.
- A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.
- The location of street and pedestrian lighting, including lamp intensity and height.
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.
- Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.
- A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.
- A development schedule indicating:
  - The approximate date when construction of the project will begin.
  - The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.
  - The approximate dates when the development of each of the stages will be completed.
- Any other information deemed necessary by the Secretary of the Plan Commission.

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

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

**CERTIFICATION BY THE APPLICANT**

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

  
\_\_\_\_\_

Applicant's Signature

12-15-16

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

LEGAL DESCRIPTIONS

EXHIBIT "A"

Tract 1:

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

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

804 S Lincoln

Tract 2:

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

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

806 S Lincoln

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

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

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

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

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

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

### **3. PROPERTY INFORMATION**

**Name of the Planned Unit Development:** TBD

**Address/Location of the Subject Site:**

809 West Nevada  
802 South Lincoln Avenue  
804 South Lincoln Avenue  
806 South Lincoln Avenue

**Pin # of the location:**

809 West Nevada 92-21-17-154-002  
802 South Lincoln Avenue 92-21-17-154-001  
804 South Lincoln Avenue 92-21-17-154-007  
806 South Lincoln Avenue 92-21-17-154-008

**Lot size:**

809 West Nevada 59' x 90'  
802 South Lincoln Avenue 61' x 90'  
804 South Lincoln Avenue 50 x 122  
806 South Lincoln Avenue 55.8 x 182.7  
Total Lot area = 27,066.93 square feet (.62 acres)

**Current Zoning Designation:**

809 West Nevada R4  
802 South Lincoln Avenue R5  
804 South Lincoln Avenue R5  
806 South Lincoln Avenue R5

**Current Land Use:**

All properties are existing converted houses to rental properties or small apartment buildings.

**Proposed Land Use:** Single three and one-half story apartment building.

**Present Comprehensive Plan Designation:** High Density Residential

**How does this request conform to the Comprehensive Plan?** It conforms to the adopted Comprehensive Plan use.

**Legal Description:** See following deed attachments.



## 5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

*Item b – Conservation.* When laying out this development site, we took special care in trying to construct our building around the existing mature tree on the north side of the lot. The tree was in a location on the lot that would allow for additional building and unit space if we decided to remove the tree. In fact, we likely could have got anywhere from 4-8 additional bedrooms by removing the tree. We made the decision that conserving the tree and reducing the size of the north end of our building was the best decision for this development.

*Item c – Infill.* We believe that this development is a great example of urban infill development. The current site and existing structures are underutilized and do not represent the highest and best use of land and were not the types of properties that were envisioned by the City in this location when the Comprehensive Plan was adopted in 2005. The current parking entrances on the 802, 804 and 806 S Lincoln buildings are not ideally situated and cause traffic congestion and require residents at the 802 S Lincoln building to back up into traffic right at the existing stop sign. Our new parking entrance and exit is shielded and allows residents in this new development easy and safe access in and out of the designated parking areas. The current site also has numerous above ground utility poles that are not visually attractive and are very difficult for the utility company to service. The new layout will eliminate all the poles and will allow the power company to set up service that will be both visually appealing and much easier to service.

*Item d – Unique Development.* This development corresponds to the future land use that was adopted in the 2005 Comprehensive Plan. The 802, 804 and 806 S Lincoln lots are clearly identified on the land use maps as locations for future high density residential use. These lots are unique to the neighborhood and some of the only lots that are identified as high density residential that are not already developed as existing apartments in this corridor. Unless zoning changes are made to the neighborhood in the future, this development along Lincoln will be unique to the neighborhood as it will likely be the only opportunity for high density multifamily development on the East side of Lincoln Avenue in this part of the city. The design of the

building is also unique, having blended some elements from existing historical buildings in the neighborhood, while being built with modern materials and adhering today's stringent and energy efficient building codes.

***Provide a narrative explaining how the PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.***

***a) To encourage high quality, non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan.***

The project conforms to the future land use in the Comprehensive plan. It contributes to the residential fabric serving the University and is in close proximity to the core campus area. Additionally, a great deal of care went into the design and scale of the project to conform with surrounding historically significant properties, while using high quality modern materials and today's building standards.

***b) To promote infill development in a manner consistent with the surrounding area.***

The 3.5 story building is in a scale and compatible with other structures on both the east and the west side of Lincoln Avenue. It is also set back from residential areas to the east to lessen any impact on those areas and to provide a buffer to the single-family residents that are mostly further back in the West Urbana Neighborhood District. The development replaces several buildings, some of converted uses, which are at the end of their useful life and underutilized in this higher density location. While the density will be greater than what currently exists on the site, it is consistent with other recent nearby developments and the University fabric directly adjacent to the site. It is also exactly what the 2005 Comprehensive Plan spells out as the type of development that was envisioned for the future of the lots in this corridor, a plan that was developed over many years with input from the neighborhood and city.

***c) To promote flexibility in subdivision and development design where necessary.***

Some concessions to the current Zoning Ordinance are required to make this development financially viable, but those are relative to the scale of the development and not out of line with existing developments to the west and north of the site. In addition, the current zoning of R-4 and R-5 are not considered the highest density in the current Urbana zoning guidelines. In fact, the definition of R-5 zoning is Medium High Density, clearly not the High-Density land use defined in the Comprehensive Plan as the future use for this site. We have already determined that the current R-5 zoning will not support this development, and the reason that we are submitting a PUD application for this site. If one was going to compare this request with one of the current zoning classifications, the future land use of High Density Residential is most consistent with the City's current R-6 zoning standards. R-6 zoning allows for a higher Floor Area Ratio (FAR) of 1.4 and the ability to build taller buildings than the current 35 feet that is allowed in the R-4, R-5 zoning. We fit well within the R-6 High Density guidelines with this current design in respect to FAR and building height.

***d) To provide public amenities not typically promoted by the Zoning Ordinance.***

To understand the City of Urbana Planned Unit Development (PUD) process more clearly, we spent a great deal of time looking over the City of Urbana's definition of a Planned Unit Development (PUD) and what types of public amenities a developer could provide to the city in exchange for more flexibility in the current zoning standards. After reviewing this, we best fit into the public amenity of **HIGHER DENSITY** as an allowed public amenity per the City of Urbana webpage for Planned Unit Developments. A copy of this language is below and taken directly from the Planned Unit Development page of the City of Urbana website (<http://www.urbanaininois.us/businesses/building-permits-and-zoning/planning-zoning-forms/planned-unit-development-pud>).

*The purpose of a planned unit development is to encourage development that goes beyond the minimum zoning and development standards in terms of design, public amenities, innovative "green" construction and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations. **These amenities may include bicycle trails, public art, unique architecture, protection of natural resources, "green" design and building, or higher density and mixed-use development.** For developers, flexibility allows more creative development that encourages infill development, provides a wider variety of housing choices, or meets a market niche.*

***e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan.***

The project conforms to the Comprehensive Plan and is exactly what the City of Urbana and the citizens of Urbana envisioned for this site when they adopted the Comprehensive Plan in 2005 after many years of discussions, staff meetings and numerous public input sessions.

***f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.***

The project promotes pedestrian use of the area and will increase use of the public areas in the vicinity of the project. The building helps anchor the division between the University (or at least the perceived boundary of the University) from the residential areas of Urbana. It helps provide a transition between these two in a scale appropriate with this purpose.

***g) To coordinate architectural styles, building forms, and building relationships within the development and surrounding neighborhood.***

The area has a wide variety of architectural styles and building massing. While this design may not conform to any one style of a neighboring building, we have taken special care to try and incorporate elements from several surrounding buildings to make this building fit well into the neighborhood and the many historical buildings that are located throughout the neighborhood. We also paid special attention to the design standards that are laid out in the Lincoln-Busey Design Corridor. We feel that we have met the standards that are expressed in the corridor guidelines.

***h) To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Urbana Zoning Ordinance.***

This building is located within walking distance to the University of Illinois and is a targeted student housing development. The location may not provide many onsite amenities, it does provide easy access for students within blocks to visit numerous public amenities on the University of Illinois campus including recreational facilities, cultural centers for the arts like Krannert Art Museum and to visit surrounding local businesses such as the Gregory Place development just a few blocks away that provide dining options for residents.

***i) 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.***

The structures displaced by this project are not historically noteworthy or significant architecturally in any relative way. The housing stock is older, has outlived its usefulness as student housing, and are not reasonable candidates for rehabilitation.

TABLE XIII-3  
REQUESTED WAIVERS

A. Floor Area Ratio

Floor Area Ratio of R5 Zoning = 0.90 maximum  
Building as currently designed totals 37,996 sf  
Lot Area = 27,067 sf

Floor Area Ratio =  $37,996 / 27,067 = 1.40$   
Requested Maximum Floor Area Ratio = 1.40

This request for an FAR of 1.40 places the proposed project in line with the FAR requirements of the R6 District.

B. Building Maximum Height

Maximum Height R5 Zoning = 35'-0"  
Proposed Height = 41'-0"  
Requested Maximum Building Height = 43'-0"

The requested maximum height places the proposed building on equal terms with the existing building immediately south of the project at 808 South Lincoln Avenue (approximately 43'-0" height).

C. Parking Requirements

Building as currently designed:  
16 – Two Bedroom Units (no less than 1 space per unit)  
5 – Three Bedroom Units (no less than 1.5 spaces per unit)  
9 – Four Bedroom Units (no less 2 spaces per unit)

Required Parking =  $(16 \times 1) + (5 \times 1.5) + (9 \times 2) = 41.5$  spaces  
Total Proposed Parking = 25 spaces

The proposed number of vehicular spaces for the project represents a 0.30 ratio of spaces to bedrooms, which is similar to experienced demand for vehicular parking at other developments around campus in more recent years. This project site is within easy walking and biking distance of much of the eastern portion of campus, and it is not anticipated that a lower parking ratio at this location will be cause for particular concern. In addition, the required amount of bicycle parking has been exceeded dramatically by the proposed project. Where the required number of bicycle spaces would be 15 (1 space per 2 dwelling units), the proposed project provides 40 spaces. Considering the required amount of both vehicular and bicycle parking, the aggregate ratio of spaces to bedrooms for this project would be  $41.5$  vehicular spaces +  $15$  bicycle spaces =  $56.5$  spaces /  $83$  beds =  $0.68$ . The actual aggregate ratio including vehicular and bicycle parking for the proposed project is  $25$  vehicular spaces +  $40$  bicycle spaces =  $65$  spaces /  $83$  beds =  $0.78$ .

D. Front Yard Encroachment

Zoning prohibits encroachment of uncovered stairways, stairway landings and stoops which are at or below the plane of the ground floor of a building constructed prior to November 6, 1950.

The proposed project provides a more residential and pedestrian scale by introducing walk-up stoops to the "Ground Floor" apartment units facing Lincoln Avenue. Though these units are technically different from ground floor units, they give the appearance of being on an elevated ground floor. The project requests that the prohibited encroachment provision be waived for the stoops because of their contribution to the aesthetic strategy being used to help the structure blend with its surrounding context.

E. Open Space Ratio

Open Space Ratio of R5 zoning = 0.30

Lot Area of the Site = 27,355 sf

Open Space = 6,277 sf

Open Space Ratio =  $6,277 / 27,355 = 0.23$

In order to provide parking in the rear of the building away from view, the building is required to be situated closer to the street side property line along Lincoln Avenue, directly at the required setback. In order to provide adequate floor area within the footprint, bay window projections are being utilized in the building design. These projections are permitted by right, but also reduce the dimension of the yard they project into. In addition, walk-up entrances have been incorporated into the building design as mentioned above, to help blend the project's scale and style with the surrounding context. These elements cannot normally be included as Open Space. The effect of the bay window projections and walk-up elements eliminates almost the entire Lincoln Avenue frontage from being considered for Open Space, due to the narrower dimension (to be considered as Open Space, open areas on the site must have a minimum dimension of 15 feet). However, these areas would still be landscaped to provide an attractive natural ornamentation along the Lincoln Avenue frontage. In addition, exterior natural areas at the northwest corner of the property (where the existing large tree will be preserved), and at the southeast corner of the property, will provide a generous amount of open space in larger groupings, to provide more of an Open Space destination than simply a linear strip.

TABLE XIII-2  
RECOMMENDED DESIGN FEATURES

The project has been created to accomplish the following important Design Features:

- 1. Overall building height and massing:** The project uses 3 story height construction, generous setbacks from adjacent properties, sloped roofing, and a rhythm of gabled roof bay window projections to add interest and variation of form to the street facades. The height and massing align with same features of adjacent structures in the neighborhood streetscape. The height and massing; in conjunction with yards and setbacks, will reduce shadows cast on adjacent properties and keep that effect in line with what currently exists.
- 2. Architectural Design and Character:** While not outright mimicking or copying any older existing structure exactly, the new project is intended to fit the streetscape and neighborhood in a tactful and tasteful way. The adjacent neighborhood and Lincoln avenue streetscape offer a diverse and eclectic mix of English Tudor, Craftsman, Cape Cod, and other various design styles of the past; all of which have been taken into consideration in the design of the new building. The new building compliments and borrows the character from its neighbors and existing streetscape features where possible or appropriate. This is important because the building design will blend well with its surroundings and create a pleasant experience at the street level and appear as if it's always been a part of the neighborhood fabric. As mentioned in item #1 above, the building scale coupled with the size of doors and windows, the walk-up entrance steps/stoops and railings, all mimic and respect adjacent properties' similar features.

In order to reduce height, but increase dwelling unit count density, the finish floor of the first level of dwelling units, is half below grade, with generous window wells for light and air to enter the units. This feature, coupled with the sloped roof design, further reduces the building height, to keep it aligned with adjacent structures in the neighborhood streetscape. All mechanical equipment needed for the dwelling units will be placed on the roof, hidden behind sloped roof elements to eliminate noise and visibility from streets and neighboring properties.

Exterior material palette will include long lasting and durable materials such as brick and other masonry such as a rusticated stone base. Traditional residential materials will be used for the remainder of the façade such as fiber cement panels and siding products, aluminum roof edges and downspouts, quality roofing shingle materials. The windows and doors appearance and scale, also compliment and borrow some features from adjacent structures to further integrate and blend with the streetscape. Respectful colors and textures for these materials will be used to further accentuate the character of the building and replicate the flavor of the existing adjacent structures mentioned.



An ADA accessible route from the public sidewalks, and the parking areas on site, are provided to a main lobby with an elevator to each dwelling unit floor. All dwelling units are adaptable for ADA use using the Illinois Accessibility Code and Fair Housing Act Guidelines.

Exterior building, parking, and pedestrian way lighting will be a residential style fixture chosen to enhance the character of the building, and provide safe lighting levels for tenants, while being respectful of lighting levels on adjacent properties. All existing street lighting, and traffic lighting poles are to remain.

- 3. Important Site Design Features:** The building placement and orientation on the site conceals the parking bay behind all street facing facades to eliminate views of vehicles from streets. A screening fence and landscaping feature will be included along the east inner property lines to buffer parking from the adjacent properties.

The Northwest corner of the building is pulled back to allow a pedestrian and bicycle entry from the corner of Lincoln and Nevada. This feature will allow good visibility through the corner area for pedestrians and vehicles negotiating the turn from Nevada onto Lincoln Avenue; being respectful of its existing state. The open space created by this feature, will allow sidewalk access from both Nevada and Lincoln to the main entrance. It will allow additional landscaping features including walking path with pavers respecting the old existing brick paver pathway and benches, to be included around the base of the existing tree, which is intended to be saved. The sidewalk from Nevada Street, leads to a public bicycle repair station, adjacent to the main building entrance.

The south and far eastern portions of the property are set back generously from neighboring properties to allow open space between new and existing structures. The south yard will also accommodate an Ameren Electrical line feeding this project and adjacent properties to the east better. The east yard will allow for small outdoor landscaping, raised bed gardening boxes, and small space for other quiet outdoor activity to better buffer the east end of the building from adjacent properties.

In addition to the emphasis for a main pedestrian entry on the northwest corner, another feature to connect the dwelling units to the sidewalk for pedestrian access, will be walk up steps and stoops that accomplish convenient dwelling unit access to streets; and give the building a character reminiscent of adjacent existing structures. These entrances will be secondary, and another accessible entry to the same dwelling units will be accomplished on the back side of the units.

Bicycle, and vehicle access will be accomplished from the Nevada street side via sidewalk and driveway. Automobile and bicycle parking is placed conveniently behind the street facades, hidden from view. The bicycle parking count is much more than required by code at 40 spaces; only 15 were required. Vehicle parking spaces are assigned, and tenant parking only. No searching or maneuvering needed to find a parking space. Typically, because of the proximity to campus, cars are parked long term

and a low volume of ingress-egress is expected. Because of the assigned parking spaces, and number of spaces coupled with an emphasis on bicycle parking, the vehicle impact on the street traffic will be negligible.

Open space contained in yards, will be landscaped with native species of shrubs, trees and plantings typical of this area. Areas not landscaped, will be open grass yards.

Lincoln+Nevada\_AREA\_SUMMARY

AREA SUMMARY

Type	baths	floor				unit total	bed total	unit area	aggregate
		L	G	2	3				
2 A	2	4	4	4	4	16	32	816	13056
3 A	3	1	1	1	1	4	12	1201	4804
3 B	3		1			1	3	1257	1257
4 A	3	1	1	2	2	6	24	1374	8244
4 B	4	1		1	1	3	12	1485	4455
						30	83		
									31816

Common Areas

Lower Level	1476
Ground Level	1752
Second Floor	1476
Third Floor	1476
subtotal, common areas	6180
Total Area, Entire Building	37996

## 6. CRITERIA FOR APPROVAL

*Explain how the proposed development is conducive to the public convenience at the proposed location.*

The building, like many other buildings in this corridor are designed to house University of Illinois Students. This higher density development gives students easy access to the University of Illinois campus and the surrounding businesses that operate near this location.

*Explain how the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious to the public welfare.*

The main entry access points to the building will be off the Lincoln Avenue side of the building so that there is little impact to the neighborhood of tenants on the public streets east of the site. The surface grade parking is tucked in behind the building to help screen the parking areas from public view. The entry and exit of the parking area will be off Nevada Street, keeping cars from pulling in and out of busy Lincoln Avenue like they must now with the existing structures. The reality is that all parking spaces will be assigned and students will likely walk to class in this location, so there will be very little daily vehicular traffic in and out of the parking lot. Most students that do have cars parked in assigned spaces simply use the spaces for longer term parking and not daily use. It's not cost effective or efficient to drive and park at classes on the University of Illinois campus. Additionally, the entire east face of the lot will be screened with a soften the fence line and further screen the properties to the east of the development.

*Explain how the proposed development is consistent with the goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.*

The Comprehensive Plan calls for this site to be High Density Residential, and this project follows that designation precisely. We have reviewed the Lincoln-Busey Design Guidelines and the project will be reviewed by the Design Review Board for compliance with the Lincoln Busey Design Guidelines and expect no problems

meeting those standards. Additionally, the project contains bicycle parking areas far exceeding that which is required, adding to the viability of the Bicycle Master Plan. We are promoting bicycle, public transportation and walking from this building and feel that the proximity to the core campus makes this an ideal location for reduction in vehicle traffic and parking spaces.

*Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3 Planned Unit Development Ordinance.*

This is included under the separate attachment labeled; “ 5. PLANNED UNIT DEVELOPMENT REQUIREMENTS”

**Lincoln/Busey  
Anticipated Development Schedule**

December 2016/January 2017 – Submittal of Applications

January 2017 – Design Presentation to Planning Commission + Study Session

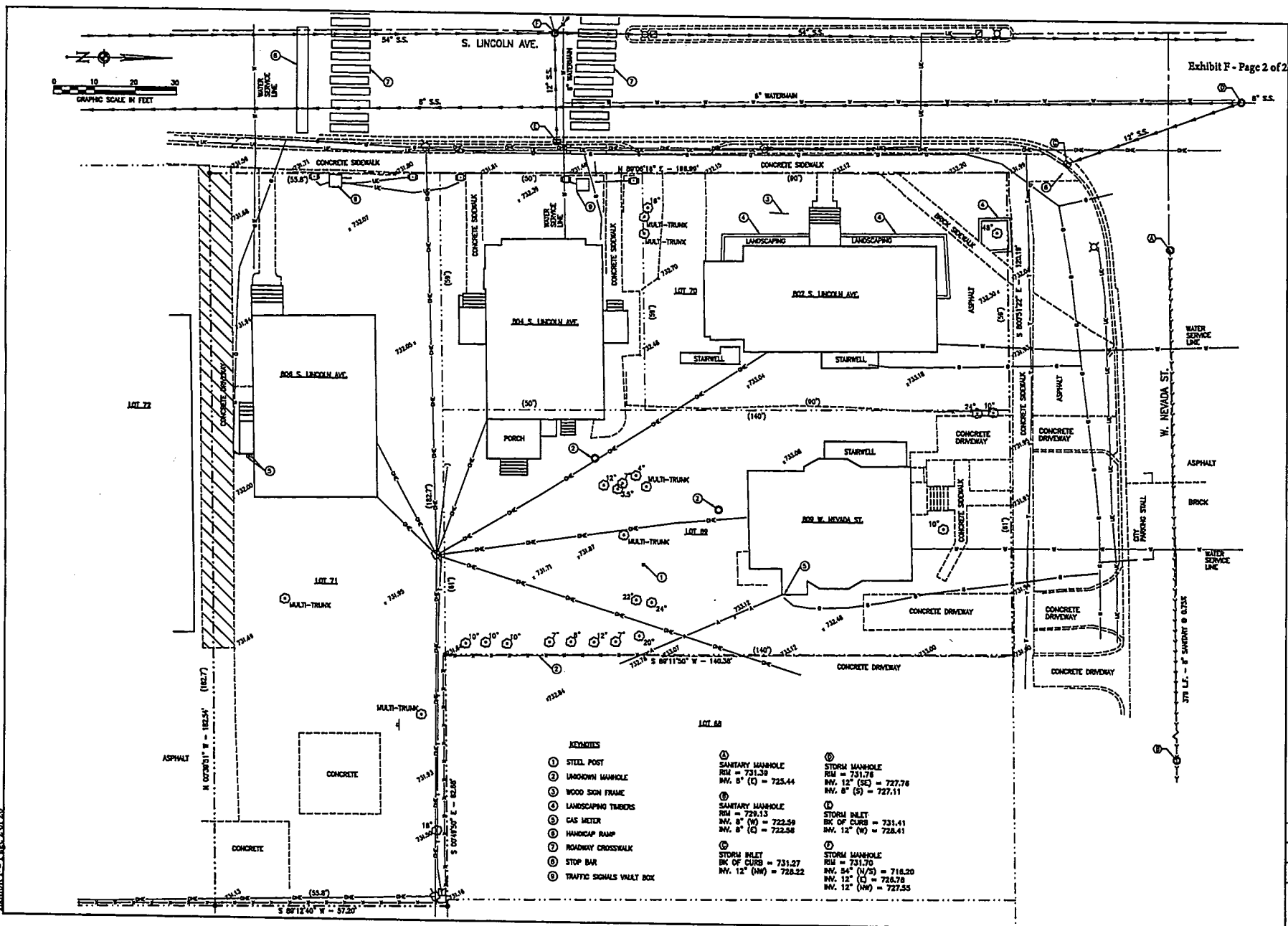
February/March 2017 – Plan Commission + City Council Meeting and Approval

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

August 2017 – Demolition of 809 West Nevada

August/September 2017 – Construction Begins

August 2018 – Occupancy



- NOTES**
- ① STEEL POST
  - ② WINDOW MANHOLE
  - ③ WOOD SIGN FRAME
  - ④ LANDSCAPING TRUNKS
  - ⑤ GAS METER
  - ⑥ HANDICAP RAMP
  - ⑦ ROADWAY CROSSWALK
  - ⑧ STOP BAR
  - ⑨ TRAFFIC SIGNALS VULAT BOX
  - ⑩ SANITARY MANHOLE  
RM = 731.29  
INV. 8" (C) = 725.44
  - ⑪ SANITARY MANHOLE  
RM = 729.13  
INV. 8" (W) = 722.59  
INV. 8" (C) = 722.58
  - ⑫ STORM MANHOLE  
RM = 731.78  
INV. 12" (C) = 727.78  
INV. 8" (S) = 727.11
  - ⑬ STORM MANHOLE  
RM = 731.70  
INV. 54" (N/S) = 718.20  
INV. 12" (C) = 728.78  
INV. 12" (HW) = 727.55
  - ⑭ STORM BALET  
BK OF CURB = 731.41  
INV. 12" (W) = 728.41

REVISIONS	
NO.	DATE DESCRIPTION

**BKB ENGINEERING**  
 301 N. NEL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
 TEL: 317.240.3646 | OFFICE: 317.531.2811 | FAX: 317.531.2811

**TOPOGRAPHIC / BOUNDARY SURVEY**  
 802, 804, 806 S. LINCOLN AVE.  
 AND 809 W. NEVADA ST.  
 URBANA, ILLINOIS

PROJECT: 40-1601  
 DESIGN BY: BKB  
 DRAWN BY: BKB  
 DATE: 3/3/16  
 SHEET:  
 1 OF 2

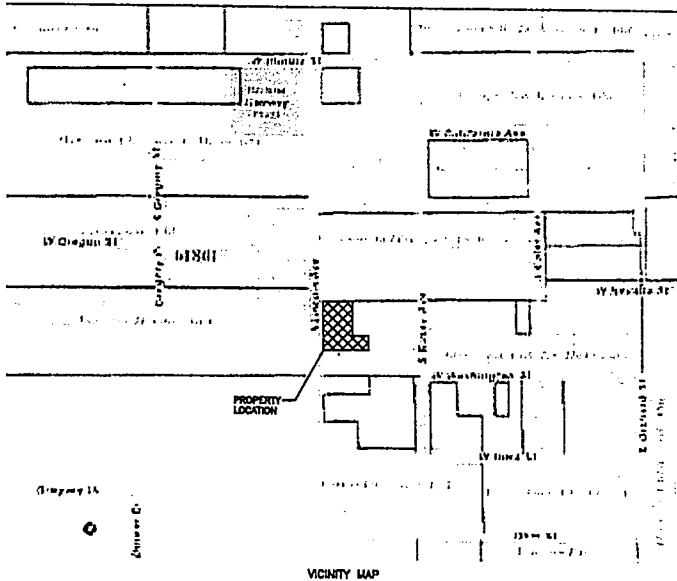
**SHEET LEGEND**

---	BOUNDARY OF TRACT
---	PROPERTY LINE
---	EXISTING CENTERLINE
—○—○—	EXISTING OVERHEAD ELECTRIC
— — —	EXISTING FENCE
—+—+—	EXISTING SANITARY SEWER
—x—x—	EXISTING STORM SEWER
—w—w—	EXISTING WATERMAIN / WATER SERVICE
—t—t—	EXISTING UNDERGROUND TELEPHONE / COMMUNICATIONS / FIBER OPTIC
—u—u—	EXISTING UNDERGROUND ELECTRIC
—g—g—	EXISTING GAS LINE
—a—a—	EXISTING AERIAL LINE



PERMANENT NON-EXCLUSIVE RIGHT OF WAY FOR DRIVEWAY PURPOSES PURSUANT TO THE PROVISIONS CONTAINED IN A MUTUAL DRIVEWAY & GARAGE AGREEMENT RECORDED IN BOOK 488 AT PAGE 94 AS DOCUMENT 489595.

○10"	EXISTING DECIDUOUS TREE W/ DIAMETER
○	IRON PIPE / PIN FOUND
○	5/8" IRON PIN SET W/CAP 3736
○	EXISTING MANHOLE
○	EXISTING STORM INLET
○	EXISTING WATER VALVE / METER
○	EXISTING LIGHT POLE
○	EXISTING VAULT / HANDHOLE
○	EXISTING SIGN
○	EXISTING POWER POLE
○	EXISTING MANHOLE
○	EXISTING WATER VALVE / CURB STOP
○	EXISTING LIGHT POLE
○	EXISTING VAULT / HANDHOLE
○	EXISTING SIGN
○	EXISTING POWER POLE
○	EXISTING GUY ANCHOR
○	EXISTING TELEPHONE PEDESTAL
○	EXISTING SPOT ELEVATION



VICINITY MAP

**NOTES:**

- LEGAL DESCRIPTION:  
 TRACT 1  
 LOT 69 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "F" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (809 W. NEVADA ST.)  
 TRACT 2  
 THE NORTH 90 FEET OF LOT 70 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "F" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (802 S. LINCOLN AVE.)  
 EXCEPT, THE WEST 2 FEET OF THE NORTH 90 FEET OF LOT 70, BLOCK 6 OF THE T.S. HUBBARD'S ELMWOOD ADDITION, IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED IN BOOK 900, PAGE 619.  
 TRACT 3  
 THE SOUTH 50 FEET OF LOT 70 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "F" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (804 S. LINCOLN AVE.)  
 EXCEPT, THE WEST 2 FEET OF THE SOUTH 50 FEET OF LOT 70, BLOCK 6 OF THE T.S. HUBBARD'S ELMWOOD ADDITION, IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED IN BOOK 900, PAGE 619.  
 TRACT 4  
 LOT 71 IN BLOCK 6 IN T.S. HUBBARD'S ELMWOOD ADDITION TO URBANA, AS PER PLAT RECORDED IN PLAT BOOK "F" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. (806 S. LINCOLN AVE.)  
 EXCEPT, THE WEST 2 FEET OF LOT 71, BLOCK 6 OF THE T.S. HUBBARD'S ELMWOOD ADDITION, IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED IN BOOK 900, PAGE 597.  
 ALSO, SUBJECT TO A PERMANENT NON-EXCLUSIVE RIGHT OF WAY FOR DRIVEWAY PURPOSES OVER THE SOUTH 5.33 FEET OF LOT 71 IN BLOCK 6 OF T.S. HUBBARD'S ELMWOOD ADDITION TO THE CITY OF URBANA, AS PER PLAT RECORDED IN PLAT BOOK "F" AT PAGE 270, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, PURSUANT TO THE PROVISIONS CONTAINED IN A MUTUAL DRIVEWAY & GARAGE AGREEMENT RECORDED IN BOOK 488 AT PAGE 94 AS DOCUMENT 489595.
- BEARINGS SHOWN ON THE PLAT ARE ON AN ASSUMED LOCAL DATUM.
- THE SUBJECT TRACTS ENCOMPASS 27,246 SQUARE FEET, MORE OR LESS.
- THE CURRENT ZONING FOR TRACT 1 IS R-4 AND FOR TRACTS 2, 3 & 4 IS R-5.
- BOUNDARIES CHIEFLED "C" AT SOUTHEAST BASE ON LIGHT POLE LOCATED 35' WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. = 732.67.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED IN MARCH 2016.
- AN INDEPENDENT SEARCH FOR EASEMENTS WAS NOT PERFORMED.

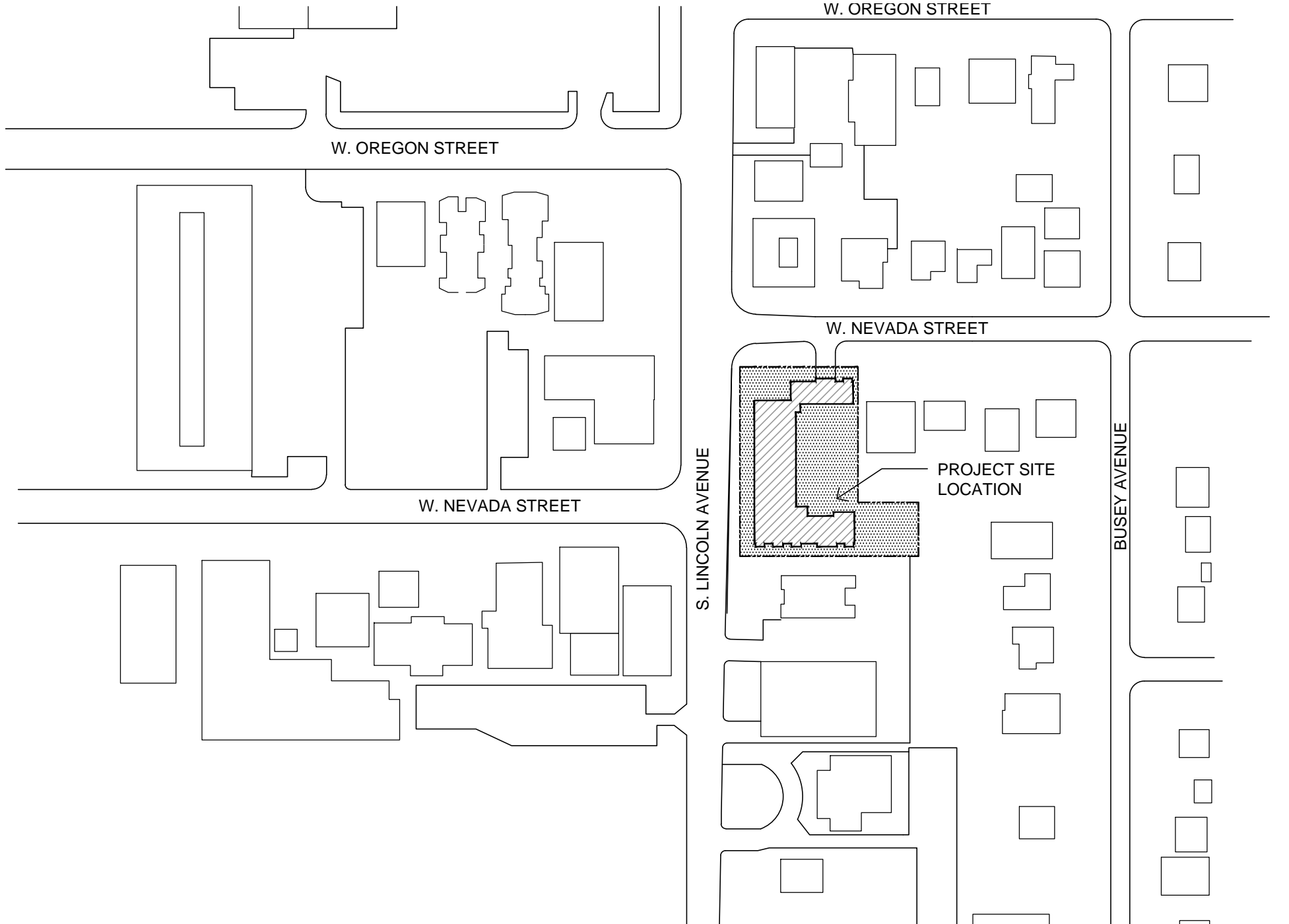
REVISIONS	NO.	DATE	DESCRIPTION

**BKB**  
**ENGINEERING**  
 501 N. WEL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
 CELL: 317.842.3548 | OFFICE: 317.531.2871 | FAX: 317.531.2315

**TOPOGRAPHIC / BOUNDARY SURVEY**  
 802, 804, 806 S. LINCOLN AVE.  
 AND 809 W. NEVADA ST.  
 URBANA, ILLINOIS

PROJECT: 40-1601
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 3/3/16
SHEET:
2 OF 2





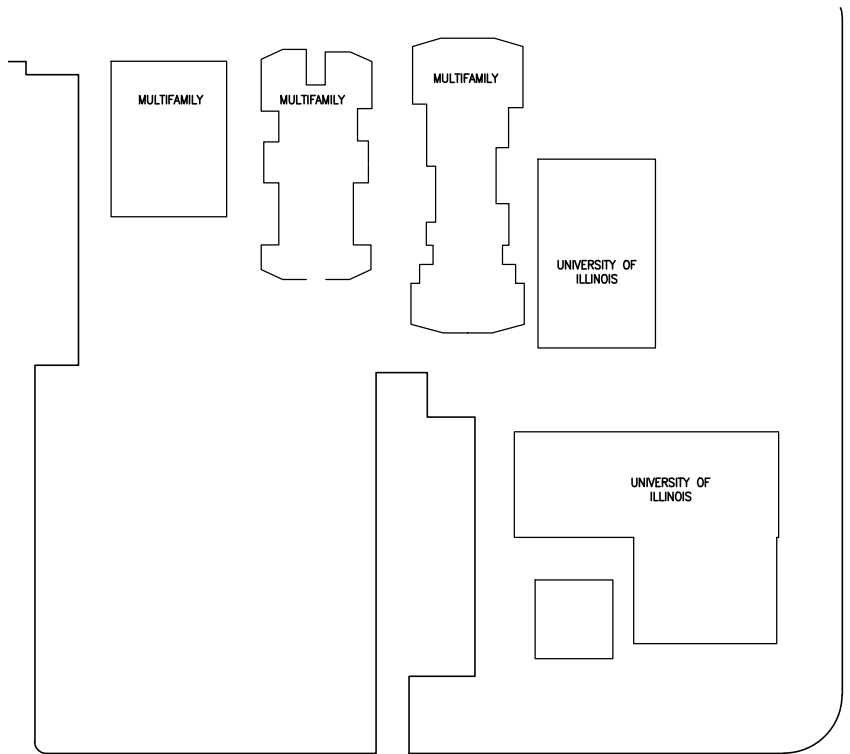
LINCOLN + NEVADA DEVELOPMENT PUD APPLICATION  
802, 804, 806 S LINCOLN + 809 W NEVADA  
URBANA, ILLINOIS



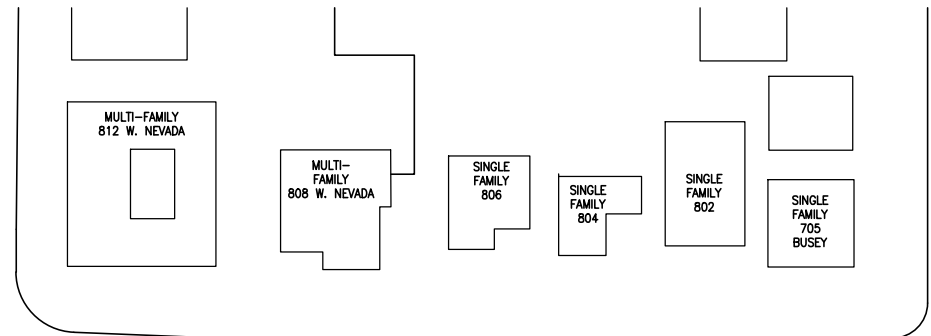
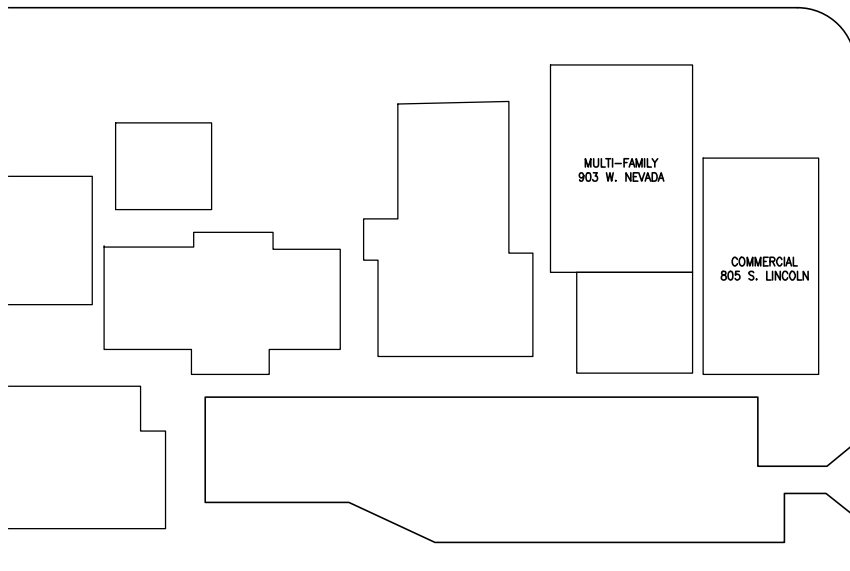
## LOCATION PLAN

SCALE: NTS  
DECEMBER 20, 2016

# A0.1

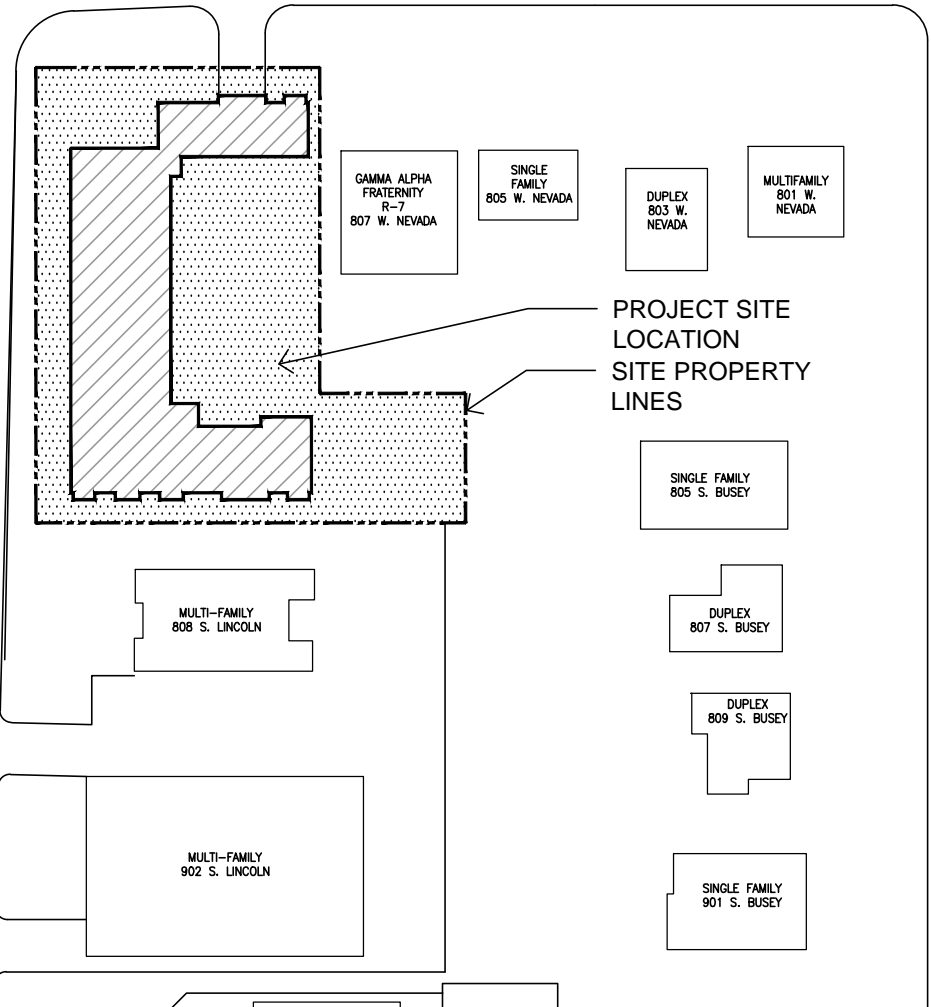


W. NEVADA STREET



W. NEVADA STREET

S. LINCOLN AVENUE



BUSEY AVENUE

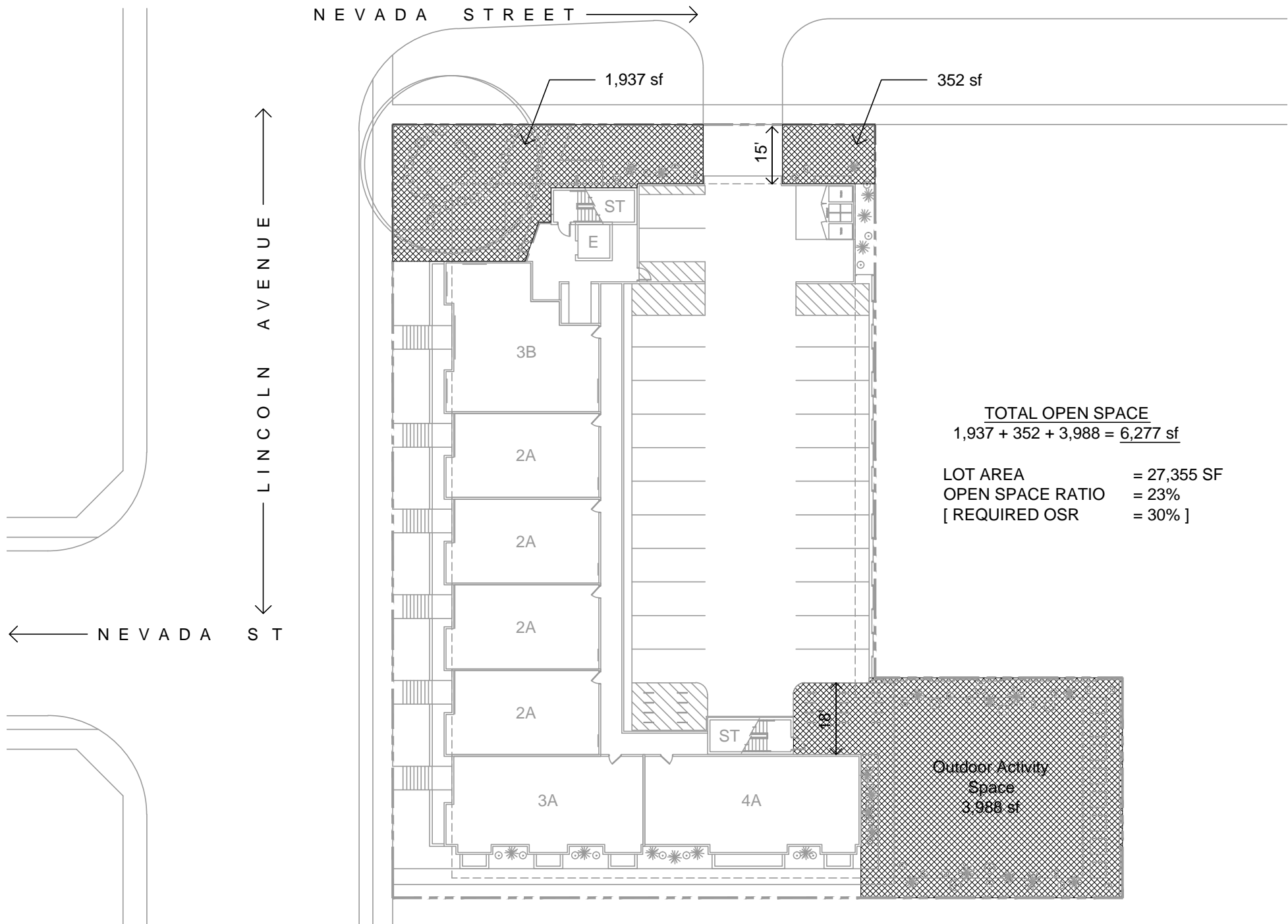
LINCOLN + NEVADA DEVELOPMENT PUD APPLICATION  
 802, 804, 806 S LINCOLN + 809 W NEVADA  
 URBANA, ILLINOIS



SITE VICINITY PLAN

SCALE: NTS  
 DECEMBER 20, 2016

**A0.2**



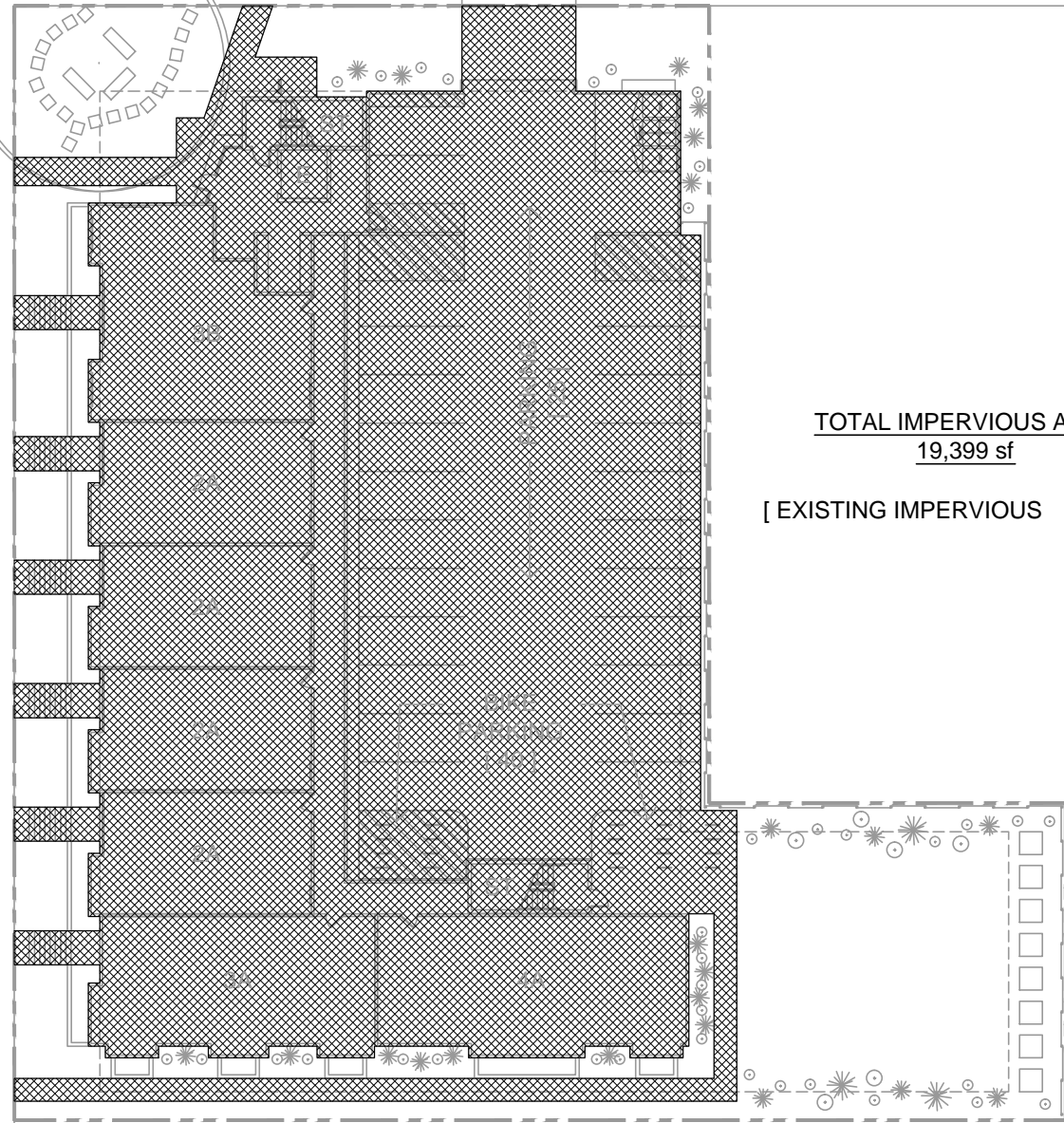
TOTAL OPEN SPACE  
 $1,937 + 352 + 3,988 = 6,277$  sf

LOT AREA = 27,355 SF  
 OPEN SPACE RATIO = 23%  
 [ REQUIRED OSR = 30% ]

NEVADA STREET →

↑ LINCOLN AVENUE

← NEVADA ST

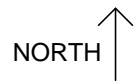


TOTAL IMPERVIOUS AREA  
19,399 sf

[ EXISTING IMPERVIOUS = 14,397 sf ]

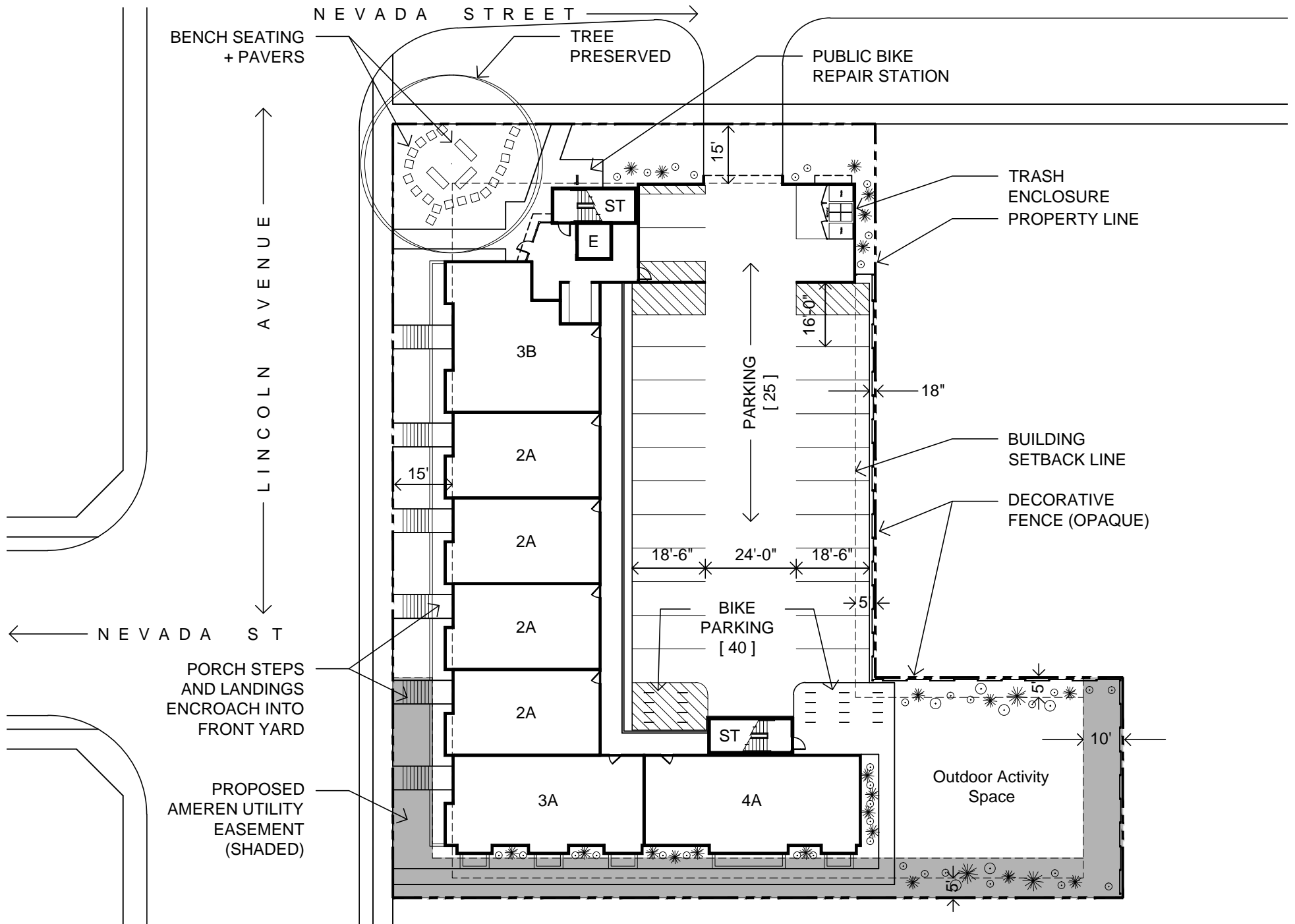
LINCOLN + NEVADA DEVELOPMENT PUD APPLICATION  
802, 804, 806 S LINCOLN + 809 W NEVADA  
URBANA, ILLINOIS

### IMPERVIOUS AREA PLAN



SCALE: 1/32" = 1'-0"  
DECEMBER 20, 2016

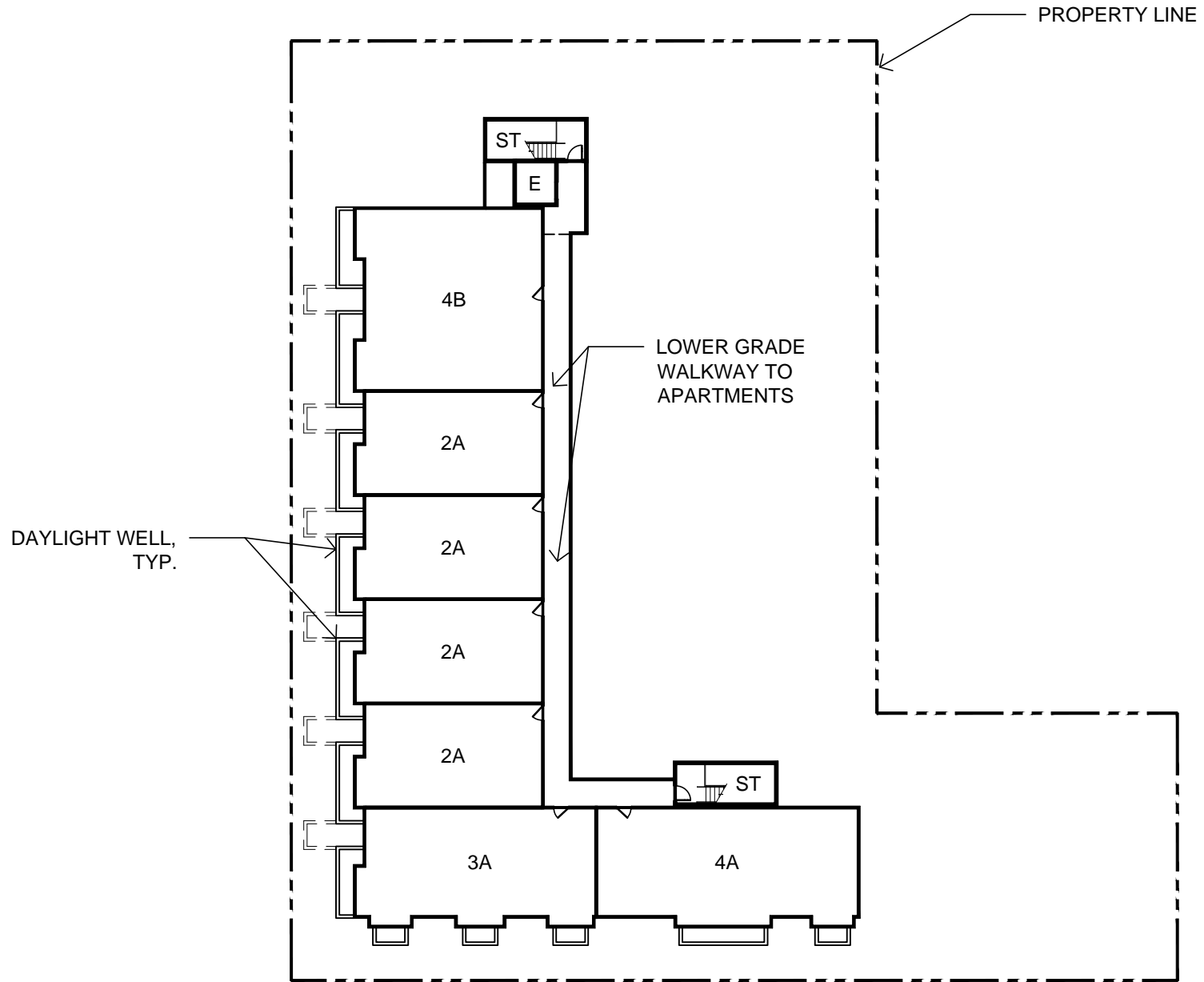
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LINCOLN + NEVADA DEVELOPMENT PUD APPLICATION  
 802, 804, 806 S LINCOLN + 809 W NEVADA  
 URBANA, ILLINOIS

GROUND FLOOR PLAN  
 NORTH ↑  
 SCALE: 1/32" = 1'-0"  
 JANUARY 11, 2017

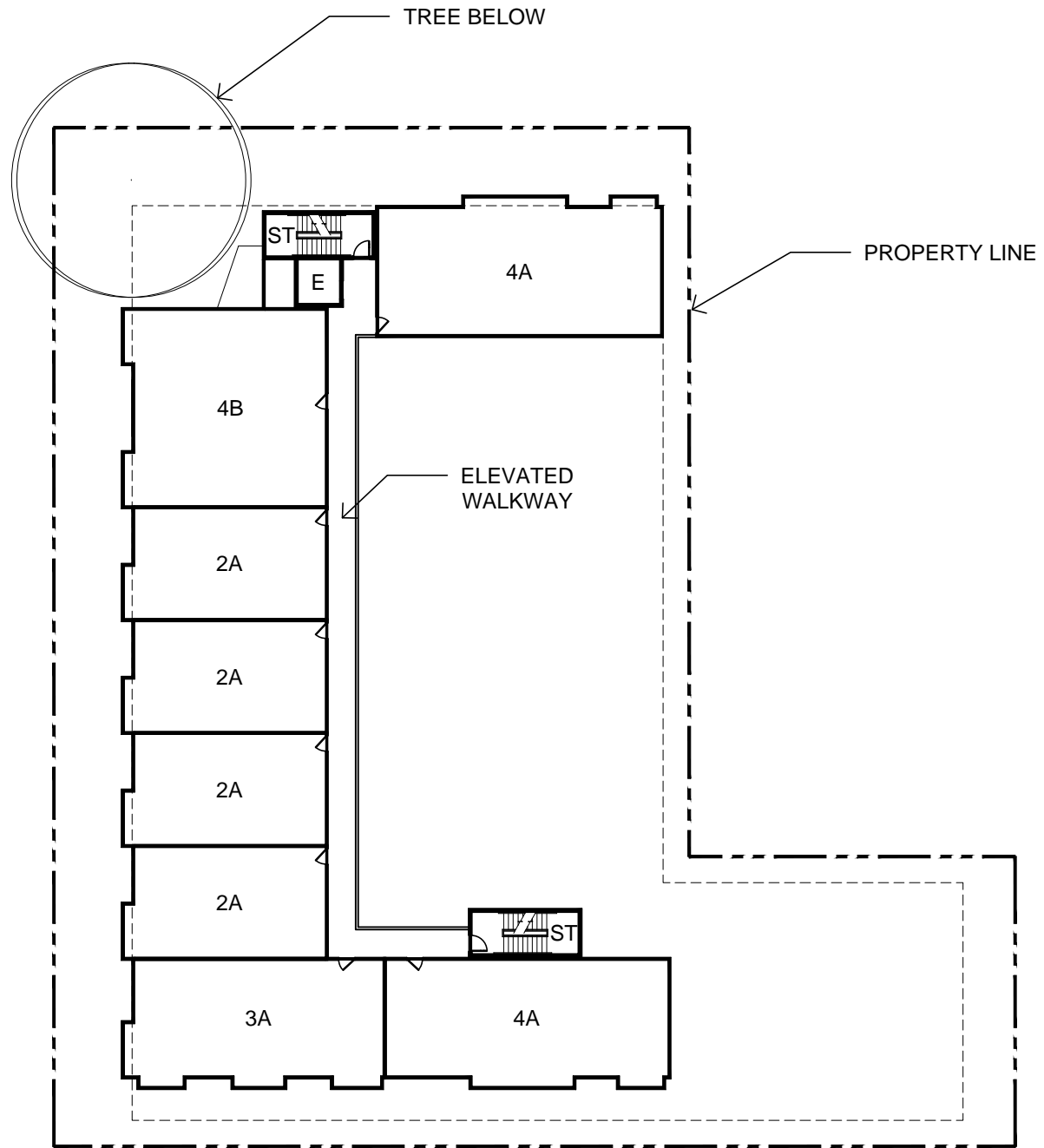
A1.G

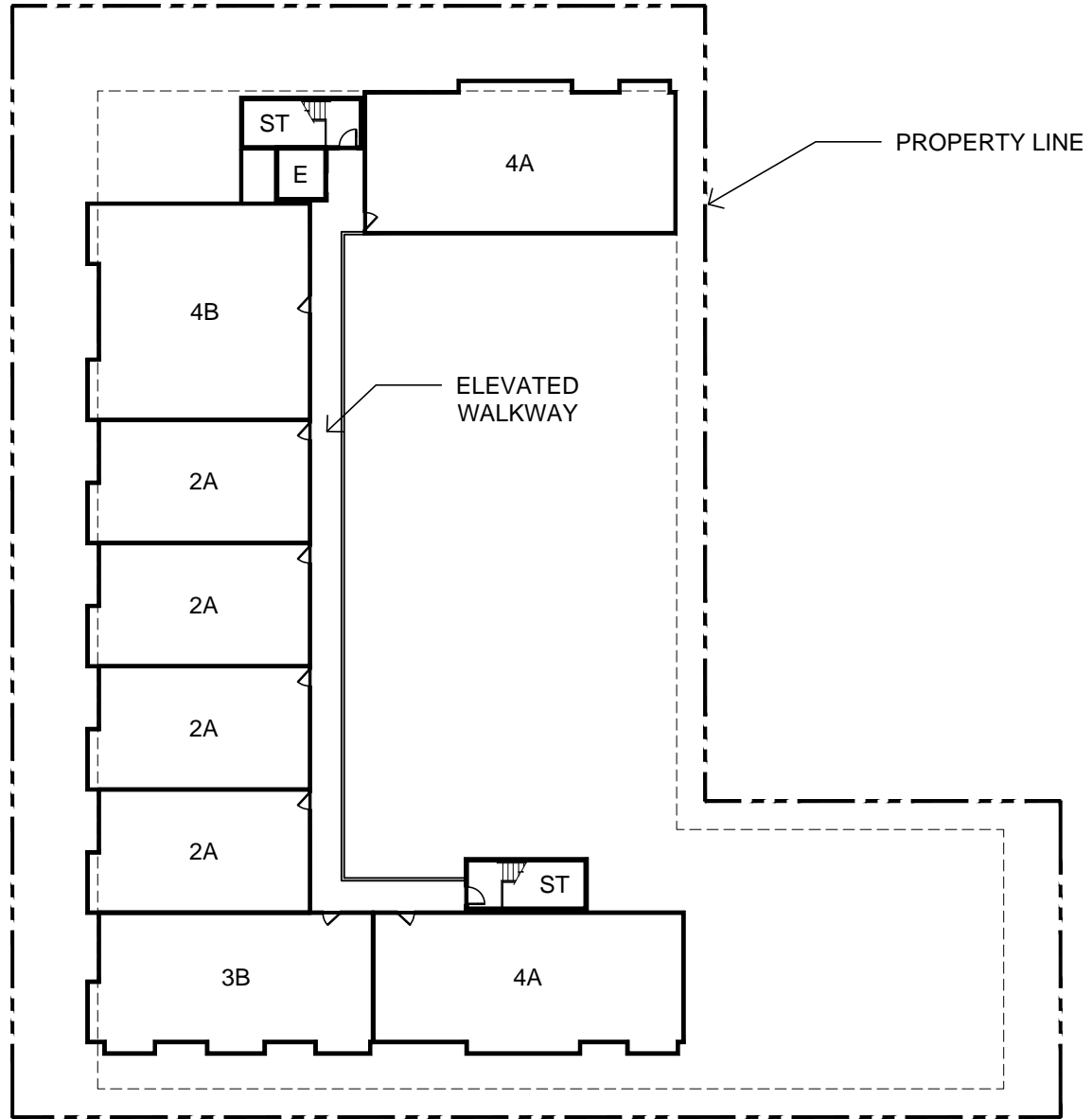


LINCOLN + NEVADA DEVELOPMENT PUD APPLICATION  
 802, 804, 806 S LINCOLN + 809 W NEVADA  
 URBANA, ILLINOIS

LOWER LEVEL PLAN  
 NORTH ↑  
 SCALE: 1/32" = 1'-0"  
 DECEMBER 20, 2016

**A1.L**









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

EXTERIOR PERSPECTIVE  
NO SCALE  
JANUARY 11, 2017

A2.0



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

EXTERIOR PERSPECTIVE  
NO SCALE  
JANUARY 11, 2017

A2.1



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

EXTERIOR PERSPECTIVE  
NO SCALE  
JANUARY 11, 2017

A2.2



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

EXTERIOR PERSPECTIVE  
NO SCALE  
JANUARY 11, 2017

A2.3