



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Kevin Garcia, Planner II

DATE: October 6, 2017

SUBJECT: Plan Case Nos. 2314-PUD-17 and 2318-PUD-17: A request by Pierre Moulin for preliminary and final approval of a residential Planned Unit Development at 1404 South Lincoln Avenue under Section XIII-3 of the Urbana Zoning Ordinance.

Introduction

Pierre Moulin has submitted applications for preliminary and final approval of a proposed residential Planned Unit Development, the Chateau Normand, at 1404 South Lincoln Avenue. The proposed development is located on the northeast corner of Lincoln Avenue and Vermont Avenue. The parcel is zoned R-7, University Residential, and is home to the Zeta Tau Alpha Sorority House (ZTA House), an Urbana local historic landmark. The ZTA House has been vacant since 2010 and is in disrepair, especially the interior. Mr. Moulin recently purchased the property with the intention to redevelop the house as a multi-family residential building. In the R-7 District, multi-family residential is not allowed by right, so Mr. Moulin is seeking approval for a Planned Unit Development to allow the proposed redevelopment to occur. In a related case, Mr. Moulin is seeking approval of a Certificate of Appropriateness from the Historic Preservation Commission for the exterior work that would occur as part of the redevelopment proposal (HP-2017-COA-01).

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). For phased developments with multiple buildings, or for projects without a final design completed, these two applications would ordinarily be considered sequentially by the Plan Commission and City Council. In this case, since the proposal is to redevelop a single building, and the application contains the details required for a Final PUD, concurrent review of both the Preliminary and Final PUD applications is possible.

Based on an analysis of the PUD criteria, staff recommends that the Plan Commission recommend approval of the preliminary and final PUD applications to the City Council.

Background

Proposed Development

The proposed Chateau Normand PUD would take an existing, vacant, sorority house and convert it into an 18-unit apartment building with around 40 residents. The original 1928 building and the 1963 addition would be restored, while a late 1980s sunroom addition would be removed. The exterior of the building, including the roof, stucco, and brick, is mostly sound and would be repaired and restored. The interior of the building is in poor condition and will require extensive repair and remodeling.

The first floor of the building would be handicap accessible, with access ramps leading to the two main entrances to the building, on the south and west sides. An existing L-shaped drive on the western side of the building, which connects Lincoln Avenue and Vermont Avenue, would be replaced with a new parking lot with 17 spaces (including 1 handicap space). The Lincoln Avenue driveway would be closed, and the Vermont Avenue driveway moved slightly west. On the southeast corner of the building, a parking area with 3 spaces (including 1 handicap space) would be installed, and the existing driveway widened. Garbage and recycling would be placed on the north side of this area. A new fence and landscaping would be installed on the east side of the property, to better screen the area from the neighboring property. A walkway would be built around the north side of the building, to allow exterior access to the existing rear patio (which would be repaired as needed). Parking for 20 bicycles would be installed on the south side of the 1963 addition. Air conditioning condenser units would be installed in various places along the exterior of the building. Extensive landscaping would be installed throughout the site.

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The subject site has frontage on both Lincoln Avenue and Vermont Avenue Street. The site is surrounded by residential and institutional uses and zoning districts. A summary of zoning and land uses for the subject site and surrounding properties is below. Exhibits A, B, and C further illustrate this information.

	Zoning	Existing Land Use	Future Land Use
Site	R-7 – University Residential	Vacant (former sorority house)	Residential – Urban Pattern
North	R-7 – University Residential R-1 – Single-Family Residential	Fraternity house (Farm House); University Offices	Residential – Urban Pattern
South	R-1 – Single-Family Residential	Single-Family Homes	Residential – Urban Pattern
East	R-1 – Single-Family Residential	Single-Family Homes	Residential – Urban Pattern
West	CRE – Conservation Recreation Education	University Residence Halls (PAR)	Institutional

Discussion

Comprehensive Plan

The property is shown in the 2005 Comprehensive Plan on Future Land Use Map #9. As illustrated in Exhibit C, the parcels in West Urbana are generally listed as “Residential – Urban Pattern”. Under the heading “West Urbana – Strategies for Neighborhood Stability,” there is one note that also pertains to the proposed project: “New development to respect traditional physical development pattern.” The proposed project would reuse the existing building and does not include any building additions. It respects the “traditional physical development pattern” of the neighborhood, which is the urban pattern of residential development that the Comprehensive Plan identifies for the area.

The proposed planned unit development would help meet the following Comprehensive Plan Goals and Objectives:

Goal 1.0 Preserve and enhance the character of Urbana’s established residential neighborhoods.

Objectives

- 1.2 Encourage investment in older properties to help maintain their appearance and long-term potential.
- 1.4 Promote established neighborhoods close to campus and the downtown as attractive places for people to live.

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

Objectives

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

Goal 12.0 Preserve the characteristics that make Urbana unique.

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

Goal 18.0 Promote infill development.

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

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.

Goal 42.0 Promote accessibility in residential, commercial and public locations for disabled residents.

Objectives

- 42.1 Ensure that new developments are sensitive to the mobility and access needs of the disabled.
- 42.3 Ensure that new developments include adequate access for the disabled through compliance with ADA requirements and adaptable units.

PUD Ordinance Goals

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

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;

5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

Planned Unit Developments must be reviewed for consistency with the above general goals. The proposed Chateau Normand PUD is generally consistent with goals 1, 2, 3, 5, 7, and 9.

For Goal 1: the proposed PUD represents a very high-quality conservation development. It would preserve and protect the Zeta Tau Alpha Sorority House, a local historic landmark that was designed by Urbana’s most prominent architect Joseph Royer. The house has fallen into disrepair, and its reuse is essential if it is to be preserved.

For Goal 2: the reuse and redevelopment of the ZTA House as apartments is an infill project that is consistent with the surrounding neighborhood. Conversion to apartments will result in fewer occupants than what was allowed as its most recent use as a sorority.

For Goal 3: the proposed PUD seeks flexibility in the number of parking spaces required and in allowing some of those spaces in the required front yard. The proposal includes as many parking spaces as would reasonably fit on site, while adding trees, shrubs, and green spaces to help offset any negative aesthetic consequences of adding the parking areas.

For Goal 5: the proposed PUD is highly responsive to the goals, objectives, and future land uses of the Comprehensive Plan, as detailed above under “Comprehensive Plan.”

For Goal 7: the proposed PUD will restore the architectural style and building forms to what they were in 1963.

For Goal 9: the proposed PUD will conserve a unique historic resource, the Zeta Tau Alpha Sorority House, and make it into a viable building once again.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. The purpose of a PUD is “to encourage development that goes beyond the minimum zoning and development standard 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.”

Planned unit developments can be residential, commercial, mixed use, or industrial. The proposed Chateau Normand is a residential PUD as it contains only multi-family dwelling units. To be considered for a PUD, a proposed development must have a gross site area of at least one-half acre and meet one

of the four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development is on a lot that is of 0.62 acres and therefore meets the lot size requirement. The proposed PUD meets two of the four criteria listed below as defined by the Urbana Zoning Ordinance.

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.

The proposed development would restore, rehabilitate, and protect an Urbana local historic landmark, the Zeta Tau Alpha Sorority House.

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.

The proposed development is a high-quality rehabilitation project in an infill location. The proposal would restore a unique historic resource and allow it to be used for decades to come.

Permitted Uses

The proposed PUD is considered a residential PUD as it contains residential uses only. Per the Urbana Zoning Ordinance, the proposed multi-family dwelling units are permitted uses in a residential PUD.

Minimum Development Standards

Planned Unit Developments offer developers flexibility in applying zoning and development regulations. The applicant requests such flexibility in two areas of zoning regulations: the number of required parking spaces, and in allowing parking in a required yard. Each of these is discussed below.

1. Required Parking

The Zoning Ordinance requires one parking space for each studio, one-bedroom, or two-bedroom unit; 1.5 spaces for each three-bedroom unit. Based on the unit mix provided in Exhibit X, 23 parking spaces would be required. The project proposes to construct 20 spaces, or 87% of the number required.

There appears to be an overall reduced demand for parking in student developments in recent years, especially those close to the university. The site is well-served by transit, and it is easy to walk and bike to campus and to downtown Urbana from the site, which limits the need for residents to have a car. When it was an active sorority house, upwards of 50 or 60 students lived there in any given year, and there was no dedicated parking lot. Residents parked along the L-shaped drive, which could (according to evidence from aerial photos) accommodate about 18 vehicles at most. The proposed development, with 20 spaces, would have fewer residents (around 40) than when the house was an active sorority. Twenty spaces is likely enough to meet the demands of the future residents. In addition, if the residents are students, they would be allowed to store vehicles at several nearby lots on the University of Illinois campus with an annual permit.

The proposed development would also help to offset the requested reduction in automobile parking by providing twice the number of bicycle parking spaces than are required. Ten bicycle parking spaces are required, while the project proposes 20 spaces. The additional bicycle parking would help encourage more bicycle use and less car use, and ensure bicycles are stored in appropriate areas.

As the Zoning Ordinance requires one automobile parking space for every unit (regardless of whether the unit has one or two bedrooms), projects that include studio and one-bedroom units have a higher parking requirement than projects with only two-, three-, and four-bedroom units. Given the challenges of fitting units into an existing 90-year old building, and recognizing that there is a dearth of studio and one-bedroom units near campus, the developer has included such units in the unit mix. If the building had the same number of bedrooms (40) with only two- and three-bedroom units, the parking required would be 20 parking spaces, which is what the proposal calls for. Furthermore, in a recent survey of apartment buildings near campus (the results of which were presented to the Plan Commission on June 8, 2017), it was discovered that the demand for parking is about 0.42 spaces per bedroom, less than the 0.5 spaces per bedroom being proposed. It is therefore reasonable to assume that the parking supply will be adequate for the proposed development.

At the neighborhood meeting on September 25, there was some discussion about parking. Most of the discussion was about how parking used to be when the house was an active sorority, and residents would park haphazardly on the site or on the street. The meeting attendees seemed pleased that the number of residents would be reduced from around 60, the capacity as a sorority, to around 40. No one at the meeting expressed strong concerns over the proposal to provide 20 spaces instead of 23 as required by the Zoning Ordinance.

2. Front Yard Setback

Being a corner lot, the site has required front yards along both Lincoln Avenue and Vermont Avenue. The depth of the required yards are *“15 feet or the average of the setback along the block, whichever is greater, but no more than 25 feet.”* Along Vermont Avenue, there are just two other buildings on the block, and each is set back more than 25 feet, as is the ZTA House. The required front yard is therefore 25 feet. The proposal includes parking that is set back 15 feet, and the developer therefore requests flexibility to allow parking within the 25 foot required front yard.

The purpose of the 15-25 foot average setback requirement in the R-7 Zoning District is to ensure that there is a consistent “street wall” of buildings on a block. The street wall along this block was established long ago, and the proposed PUD will not change it. Since the average setback requirement was not created to address parking concerns, it is unlikely that allowing parking in the required yard would be detrimental in any way. In addition, the parking will be set back 15 feet, which will allow space for a landscaped buffer to screen the parking.

In addition, the proposed development includes as many parking spaces as possible, given the footprint of the existing building. To move the proposed parking out of the required front yard would reduce the parking available by five to six spaces, leaving the site with 14 or 15 spaces instead of 20. It would also require moving the handicap parking space on the southeastern part of the site, which would move the space out of alignment with the proposed accessible sidewalk, making access from the parking space less convenient.

Criteria for Approval

According to Section XIII-3 of the Urbana Zoning Ordinance, the Plan Commission shall determine whether reasons outlined in the submitted application and the evidence presented during the public hearing, justify approval based on the following criteria. (Please see Exhibit E for the petitioner’s specific response to each question.)

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

The proposed project would infill/reuse a vacant building and site that is adjacent to the University of Illinois campus. It would provide housing choices for people who would like to live close to the University, and is located along several bus routes.

2. *That 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.*

The proposed development would reuse a long-vacant, yet important historic resource. It will house 10-20 fewer residents than it historically did, and will add parking and landscaping to the site to minimize any negative impacts on the surrounding neighborhood. The new use should be less impactful to the surrounding neighborhood than it was when a sorority/fraternity house.

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

The proposed PUD is consistent with goals 1, 2, 12, 16, 18, 19, and 42, and is consistent with the future land uses identified in Future Land Use Map #9 of the 2005 Urbana Comprehensive Plan.

4. *That the proposed development is consistent with the purpose and goals of Section XIII-3 of the Urbana Zoning Ordinance.*

The proposed Chateau Normand PUD is consistent with goals 1, 2, 3, 5, 7, and 9 of Section XIII-3 of the Urbana Zoning Ordinance.

5. *That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2 of the Zoning Ordinance.*

The proposed development incorporates a number of recommended design features suggested in the PUD standards, including:

1. Screening – installing a fence and shrubs along the east side of the property, and in parking areas.
2. Parking area landscaping – adding trees and shrubs to screen the parking and bicycle parking areas.
3. Access – removing the driveway from Lincoln Avenue, reducing the number of access points to the site.
4. Bicycle parking – providing twice the amount required.
5. Materials – repairing existing materials to maintain the high aesthetic qualities of the building.
6. Accessibility/Visitability – providing accessible entrances to the original and 1960s addition, and making all first floor units accessible.
7. Architectural design (existing) – preserving the building’s features with respect to the following PUD goals: architectural consistency, architectural identity, articulated design, openings, exterior surfaces, and building-street relationship.
8. Tree preservation – preserving four of the five existing trees on site.

Public Input

At least 15 people attended an informational meeting for the proposed project on September 25, 2017, at the Unitarian Universalist Church in West Urbana. After an introduction from City staff, Mr. Moulin and Kim Smith, of Smith/Burgett Architects, presented the project and answered questions from the audience. There were questions about the project timeline, the level of renovation/rehabilitation needed, handicap accessibility, parking, public transit access to the site, projected rent prices, unit mix, and zoning. Overall, the attendees were positive about the project, and no one voiced opposition to it.

Summary of Findings

1. Pierre Moulin has submitted an application for a preliminary and final development plan to allow the rehabilitation and reuse of the Zeta Tau Alpha Sorority House, an Urbana historic landmark, at 1404 South Lincoln Avenue.
2. On September 25, 2017, a neighborhood meeting was held by the applicant to explain and to answer questions about the proposed redevelopment.
3. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets two of the four criteria outlined in Section XIII-3.D.
4. The proposed development is generally consistent with several of the goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
5. The application is generally consistent with several of the goals, objectives, and future land use map in the 2005 Comprehensive Plan.
6. The proposed Final Development Plan includes waiver requests to decrease the required parking spaces from 23 to 20 and to allow parking in a required front yard.
7. The proposed preliminary and final development plans incorporate a number of recommended design features, including screening, parking area landscaping, access, bicycle parking, materials, accessibility, and architectural design.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2314-PUD-17:

1. Recommend approval of the Preliminary Development Plan as attached; or
2. Recommend approval of the Preliminary Development Plan as attached, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as attached.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2318-PUD-17:

1. Recommend approval of the Preliminary Development Plan as attached; or
2. Recommend approval of the Preliminary Development Plan as attached, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as attached.

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 Plan Case Nos. 2314-PUD-17 & 2318-PUD-17 to the City Council with a recommendation for APPROVAL with the following conditions:

1. That construction be in general conformance with the attached Site Plan and Elevations; and,
2. That a Certificate of Appropriateness is obtained from the Historic Preservation Commission for any exterior work that requires it.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Site Plan and Elevations
 Exhibit E: PUD Preliminary Plan Application
 Exhibit F: PUD Final Plan Application

cc: Pierre Moulin
 Smith/Burgett Architects
 Kennedy Hutson Associates

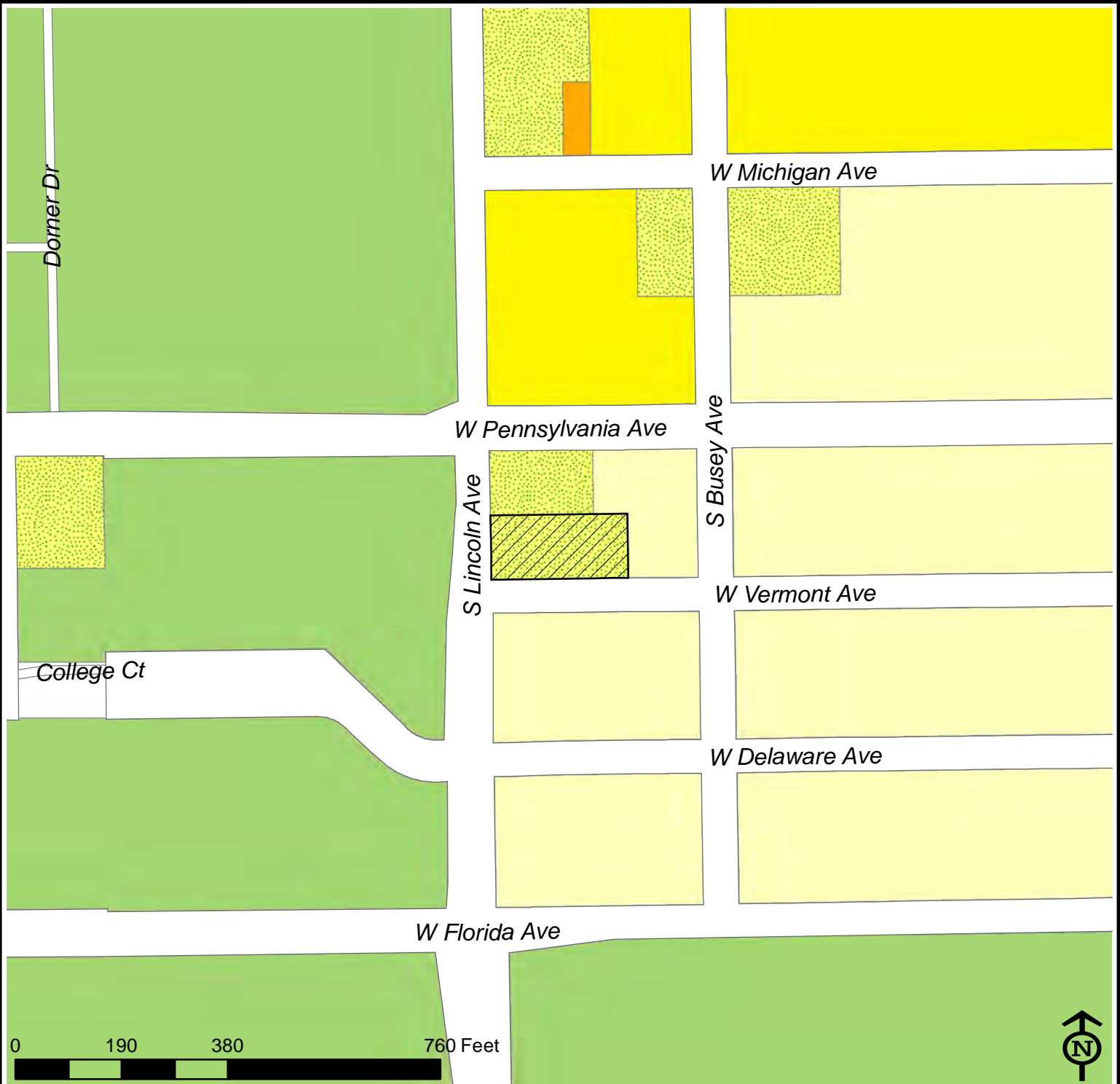
Exhibit A: Location & Existing Land Use Map



Case: 2314-PUD-17 and 2318-PUD-17
 Subject: Preliminary and Final PUD
 Location: 1404 South Lincoln Avenue
 Petitioner: Pierre Moulin

 Subject Property

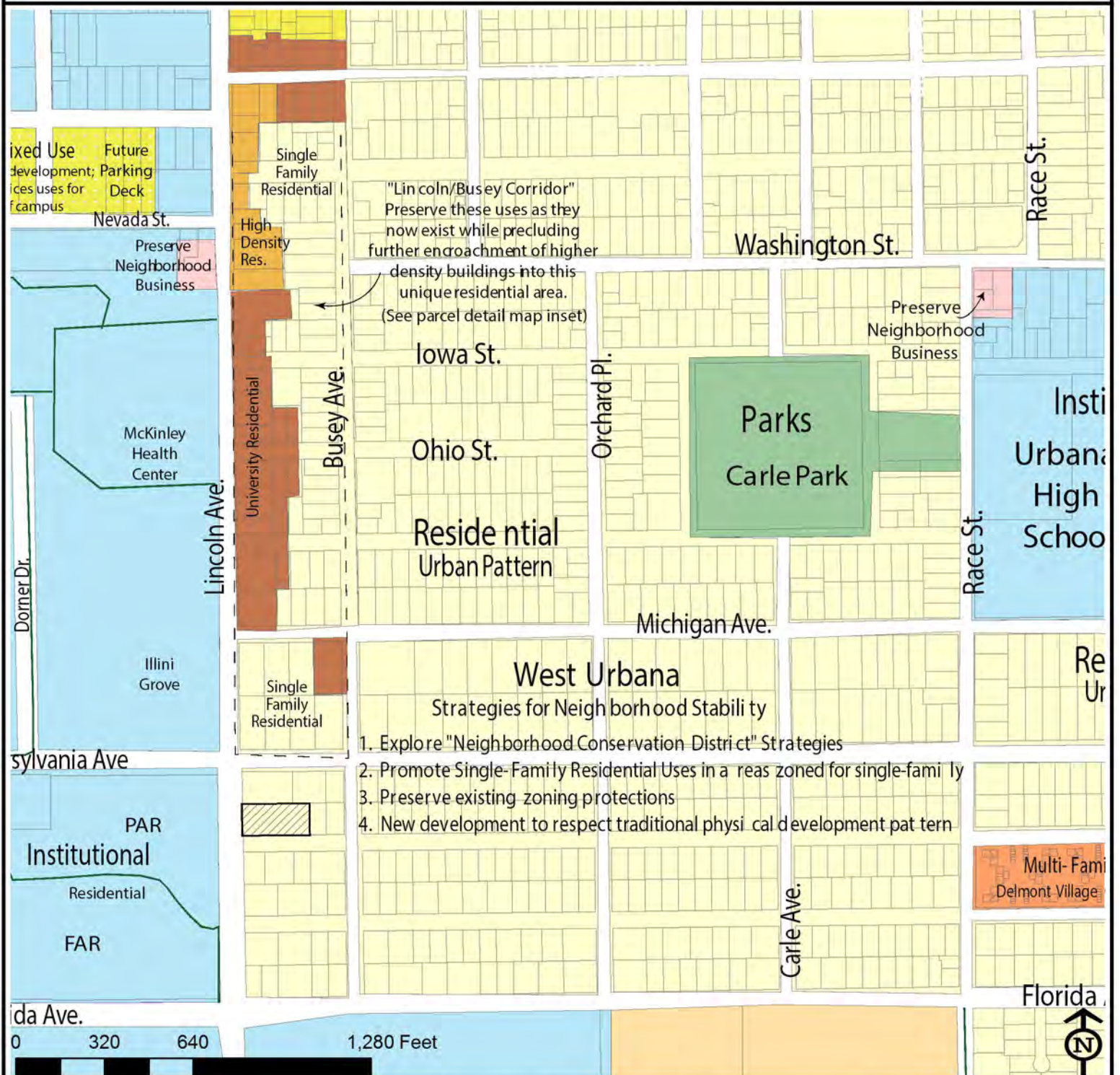
Exhibit B: Zoning Map



Case: 2314-PUD-17 and 2318-PUD-17
 Subject: Preliminary and Final PUD
 Location: 1404 South Lincoln Avenue
 Petitioner: Pierre Moulin

- CRE
- R1
- R2
- R3
- R7
- Subject Property


Exhibit C: Future Land Use Map













- West Urbana**
Strategies for Neighborhood Stability
1. Explore "Neighborhood Conservation District" Strategies
 2. Promote Single-Family Residential Uses in a reas zoned for single-family
 3. Preserve existing zoning protections
 4. New development to respect traditional physical development pattern



Case: 2314-PUD-17 and 2318-PUD-17
 Subject: Preliminary and Final PUD
 Location: 1404 South Lincoln Avenue
 Petitioner: Pierre Moulin

 Subject Property

 Residential	 Multi-Family Residential
 High Density	 Campus Mixed Use
 University Residential	 Community Business
 Medium Density	 Institutional
 Mixed Residential	 Park

PRELIMINARY
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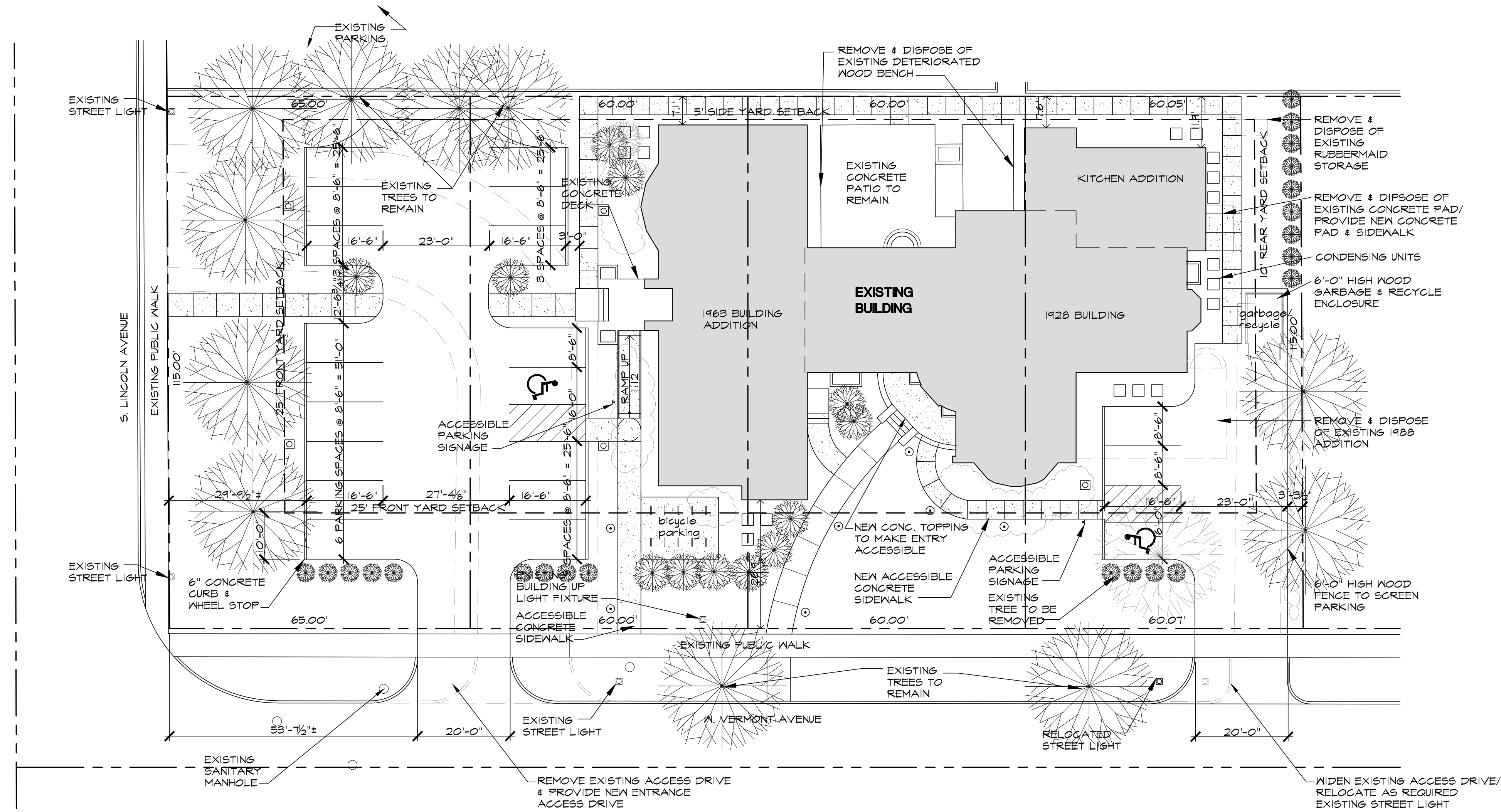
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001880

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MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
SITE DEVELOPMENT PLAN

DRAWN
KLS/MLM/RJS
REVIEWED
DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET
PROPOSED
SDI.1



SITE PLAN PROPOSED
SCALE: 1/16"=1'-0"

NOTE: REGRADE SITE AS REQUIRED FOR NEW ACCESSIBLE SIDEWALKS

PROPOSED PARKING
18 STANDARD PARKING SPACES
2 ACCESSIBLE PARKING SPACES
20 TOTAL PARKING SPACES

○ BOLLARD WALKWAY LIGHT FIXTURE
□ NEW POLE MOUNTED CUTOFF LIGHT FIXTURE

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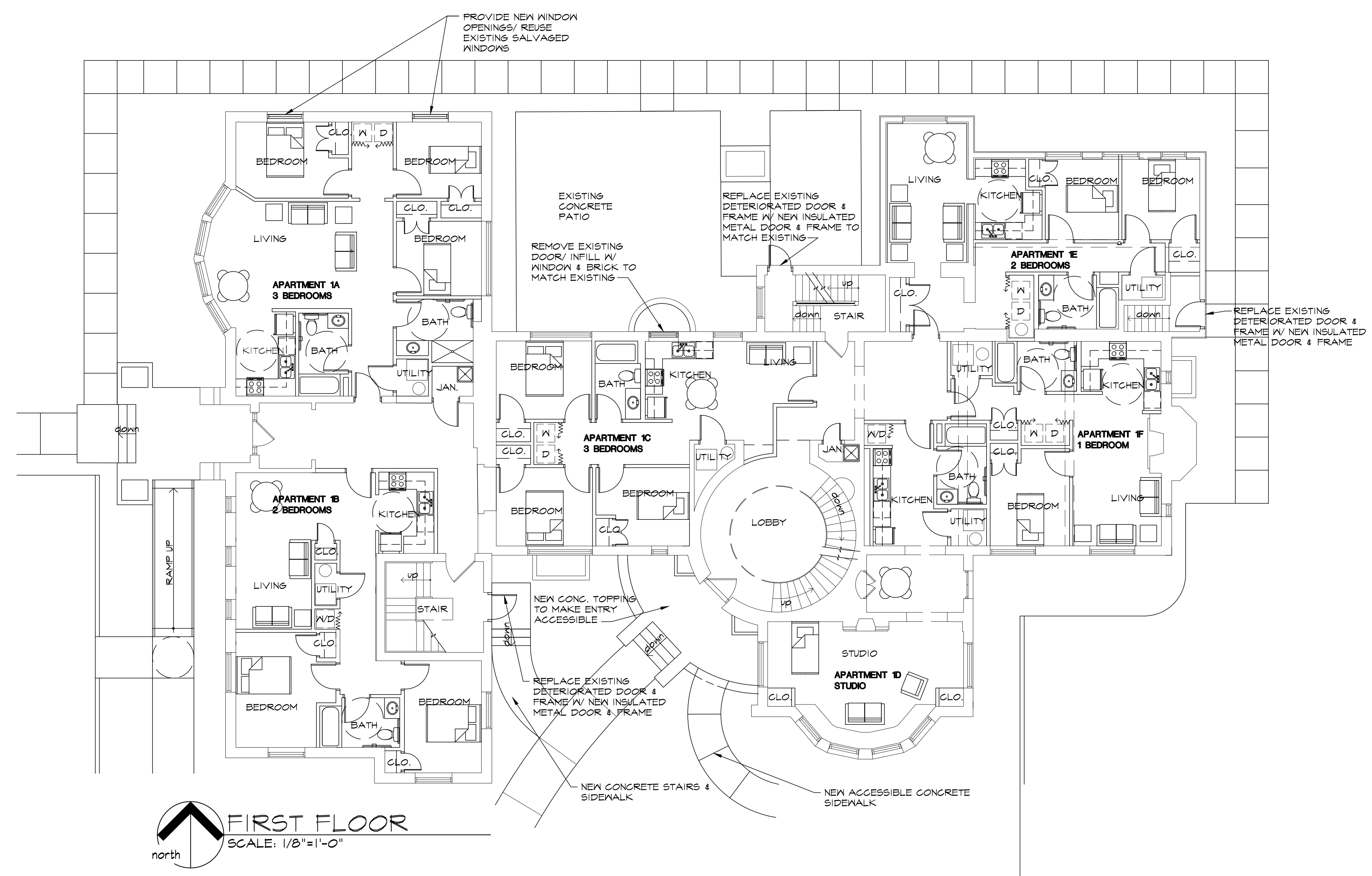
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MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
FIRST FLOOR PLAN

DRAWN
KLS/MLW/RJS
REVIEWED
DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET
PROPOSED
A.I.I



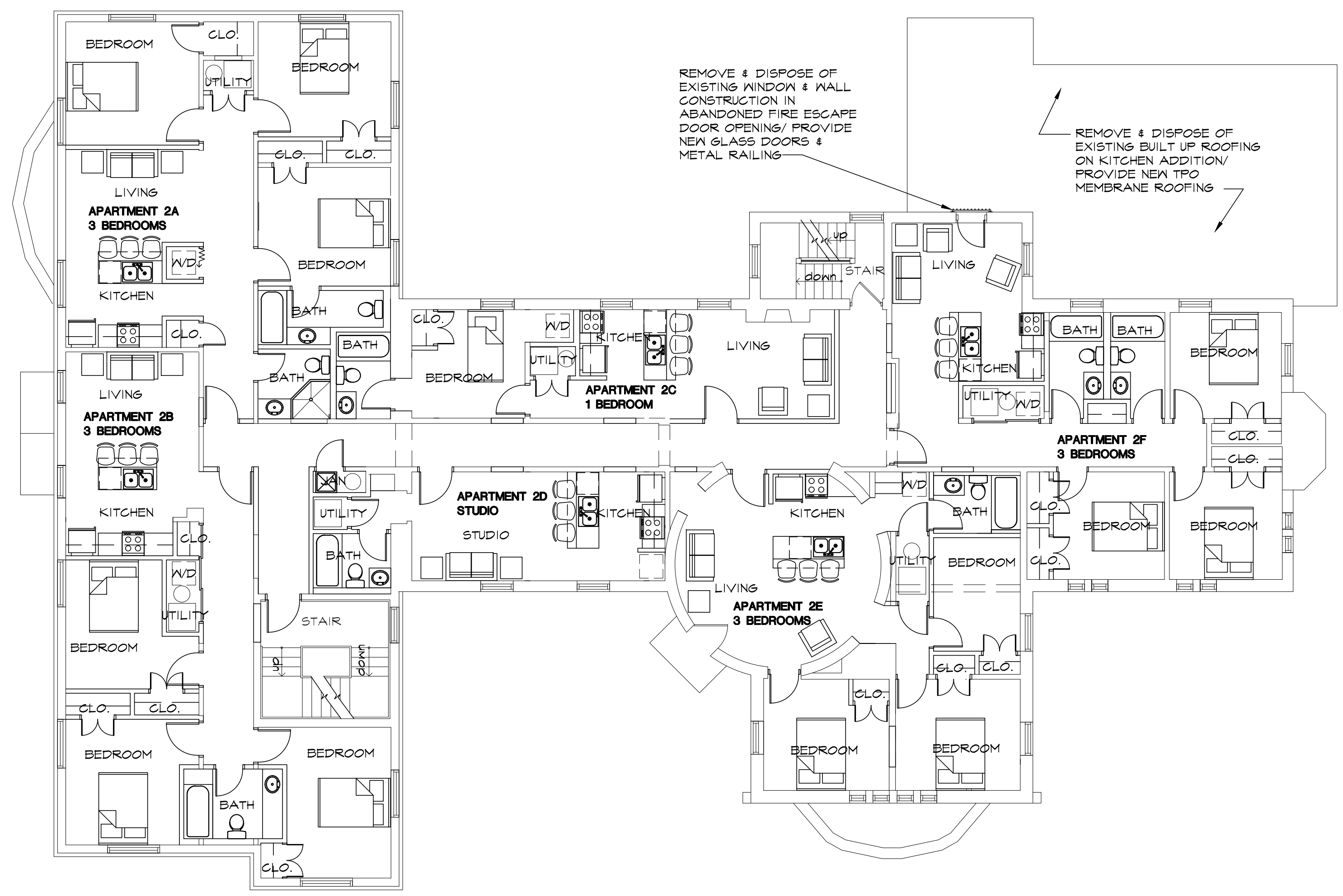
FIRST FLOOR
SCALE: 1/8"=1'-0"
north

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

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MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
SECOND FLOOR PLAN

DRAWN	KLS/ML/RJS
REVIEWED	
DATE	9.5.17
SCALE	AS NOTED
PROJECT NO.	17.1410
SHEET	
PROPOSED	
A1.2	

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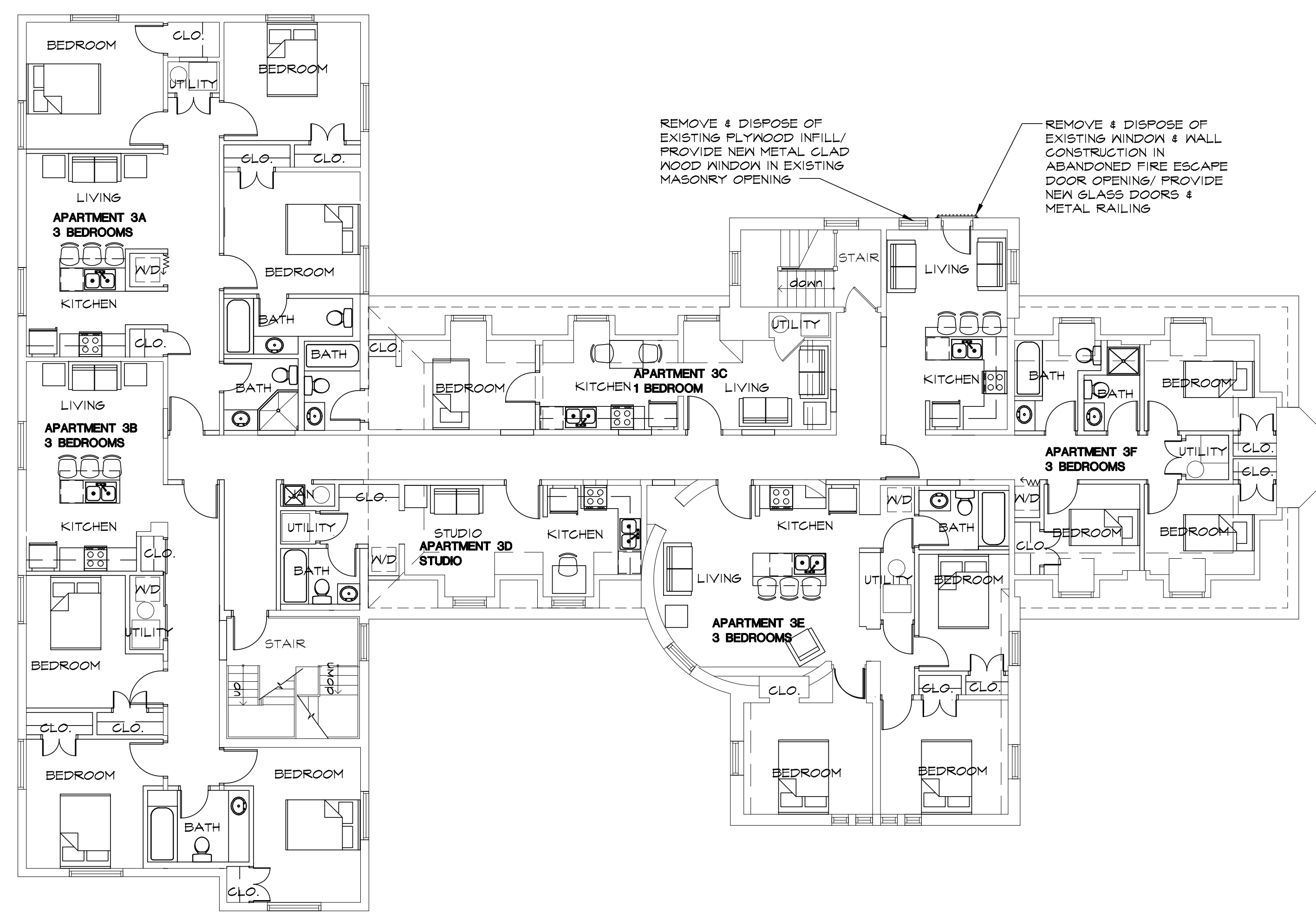
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MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
THIRD FLOOR PLAN

DRAWN
KLS/MLN/RJS
REVIEWED
DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET
PROPOSED
A13



THIRD FLOOR
SCALE: 1/8"=1'-0"
north

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MOULIN APARTMENTS
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DRAWN
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DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET
PROPOSED
A1.4



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



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



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



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

VP
3:50



Application for a Planned Unit Development - Preliminary

PLAN COMMISSION

APPROVAL STEPS FOR A PRELIMINARY DEVELOPMENT PLAN

STEP 1 Preliminary Conference

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

STEP 2 Submit Completed Preliminary Development Plan Application, Preliminary Development Plan, and Fee

If the proposed development qualifies for a PUD, submit a completed application form to the Secretary of the Plan Commission together with five copies of a preliminary development plan, and a \$350.00 application fee. (See application form for materials that must be included with the preliminary development plan.)

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

If the preliminary development plan requires zoning map amendments, subdivision plats, and/or subdivision code waivers, these requests may be submitted concurrently with or subsequently to the Preliminary Development Plan application.

STEP 4 Plan Commission Review

The Plan Commission will hold a public hearing to consider the preliminary development plan application and supporting information. The Plan Commission will then recommend either approval, approval with changes, or disapproval of the preliminary development plan to City Council.

STEP 5 City Council Review

The City Council will review the preliminary development plan application including all supporting information along with the Plan Commission's recommendation and either approve, approve with changes, or disapprove the preliminary development plan for the proposed PUD. Any waiver of the Urbana Zoning Ordinance requirements must be expressly written. Approval of the preliminary development plan by City Council will constitute approval of the basic provisions and outlines of the plan, and approval of the representation and provisions of the applicant regarding the plan. City Council approval is valid for **one year** from the date of approval. A Final Development Plan application must be submitted for the PUD before the expiration of the preliminary development plan approval.



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

**PLAN
COMMISSION**

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Petition Filed 09-05-2017 Plan Case No. 2314-PUD-17
 Fee Paid - Check No. 737 Amount \$375.00 Date 09-05-2017

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Pierre Moulin** Phone:
 Address (street/city/state/zip code): **806 W. Nevada St., Urbana, IL 61801**
 Email Address: **ChateauNormand@gmail.com**
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Pierre Moulin** Phone:
 Address (street/city/state/zip code): **806 W. Nevada St., Urbana, IL 61801**
 Email Address: **ChateauNormand@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.

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: **Chateau Normand**
 Address/Location of Subject Site: **1404 S. Lincoln Ave.**
 PIN # of Location: **93-21-17-352-005**
 Lot Size: **28,175 sf**
 Current Zoning Designation: **R7**

Current Land Use (*vacant, residence, grocery, factory, etc*): **vacant (former ZTA sorority)**

Proposed Land Use: **multi-family housing**

Present Comprehensive Plan Designation: **R7**

How does this request conform to the Comprehensive Plan?

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

Lots 63,64,65 and 66 in University Heights Addition to Urbana, being part of the SW Quarter of the SW Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois.

4. CONSULTANT INFORMATION

Name of Architect(s): Smith/Burgett Architects, Kennedy Hutson Associates Phone: 217 367 8409

Address (*street/city/state/zip code*): 102A W. Main St., Urbana, IL 61801

Email Address: gburgett@sbarchtx.com, ksmith@sbarchtx.com, khutson@kennedyhutsonassociates.com

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): Timothy S. Jefferson, O'Byrne, Stanko & Jefferson, PC Phone: 217 352 7661

Address (*street/city/state/zip code*): 210 W. Springfield Ave., Suite 1012, P. O. Box 800, Champaign, IL 61824-0800

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: 8-25-17

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)

a) N/A

b) Conservation. The Zeta Tau Alpha renovation protects historical resources and utilizes such features as part of the development.

c) N/A

d) Unique Development. The Zeta Tau Alpha renovation significantly responds to the objective of the Comprehensive Plan and addresses unique features of the site.

The proposal aims to redevelop a beautiful and unique historic property that has been vacant since 2010 and is degrading over time. Until 2009, the property housed the UIUC chapter of the ZTA sorority. The sorority closed its UIUC chapter and then rented the property to a fraternity for one year. During that period, the property declined significantly. It has remained vacant since and has been vandalized by squatters. Previous attempts to revive the property as a Greek house have failed. Our proposal is to redevelop the property as multi-family housing consisting of approximately 20 units, accommodating up to 41 tenants. This is a significant reduction from the 60+ students housed by the sorority throughout the years. The building will appeal to tenants who love architectural beauty, green space and the culturally diverse and progressive environment that the neighborhood affords. The redevelopment will also contribute significantly to Urbana's tax base.

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)

A PUD zoning classification is appropriate for the redevelopment of the Zeta Tau Alpha house for conversion to multi-family use.

a) The re-use of the Zeta Tau Alpha sorority house is consistent with the goals of high quality non-traditional and conservation development as identified by the Comprehensive Plan.

b) The proposed project promotes redevelopment of the existing structure without enlarging the square footage of the original house. The Historic Landmark is maintained intact and remains consistent with the surrounding neighborhood.

c) Flexibility in the redevelopment of the Zeta Tau Alpha property allows a change in the use from University Greek housing to multi-family apartments.

d) A reduction in the parking requirement allows open space/green space consistent with the existing property and the surrounding neighborhood.

e) A PUD classification allows the land use of Zeta Tau Alpha to remain consistent with and responsive to the goals, objectives and future land uses of the Urbana Comprehensive Plan.

f) The PUD zoning allowing the proposed multi-family use will increase the pedestrian activity within the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.

g) N/A

h) N/A

i) The PUD classification will allow redevelopment of an historic resource in a harmonious fashion with the existing neighborhood.

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. A. The redevelopment of the Zeta Tau Alpha building and conversion into apartments proposes 18 apartments with a total of 40 bedrooms. The proposed Site Plan provides 17 parking spaces on the west side of the property including 1 accessible parking space and can additionally provide 3 additional parking spaces at the southeast corner including 1 accessible space.

B.

C.

D.

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

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.

The proposed project renovates and restores a Historic Landmark structure and enhances the property by providing automobile and bicycle parking, accessibility, usable outdoor spaces and significant landscaping.

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)*

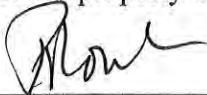
- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, 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

9/5/17

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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



Application for a Planned Unit Development - Final

PLAN COMMISSION

APPROVAL STEPS FOR A FINAL DEVELOPMENT PLAN

STEP 1 Submit Completed Final Development Plan Application, Final Development Plan, and Fee

If a preliminary development plan has been approved for the PUD within the last twelve months, submit a completed application form to the Secretary of the Plan Commission together with five copies of a final development plan, and a \$250.00 application fee. (See application form for materials that must be included with the final development plan.)

STEP 2 Plan Commission Review

The Plan Commission will hold a public hearing to consider the final development plan application and supporting information. The Commission shall determine whether the reasons set forth in the application, and the evidence provided during the public hearing, justify approval of the final development plan based upon the criteria specified in Section XIII-3.K of the Urbana Zoning Ordinance. The Commission shall make a recommendation to the City Council for or against the final development plan, and may also recommend such additional conditions as are deemed necessary.

STEP 3 City Council Review

The City Council shall consider the recommendation of the Plan Commission. The Council may impose any conditions or requirements, including but not limited to those recommended by the Plan Commission, which it deems appropriate or necessary in order to accomplish the purpose of the Zoning Ordinance.

*Approval of the final development plan is valid for a period of **two years** from the date of City Council approval. If construction has not begun or an approved use has not been established within this timeframe, the approval of the final development plan shall lapse and be considered void and no longer in effect.*

STEP 4 Recording of the Final Planned Unit Development Plan

The final development plan for the PUD, as approved by the City Council, will be recorded within six months following passage of the ordinance approving said plan.

STEP 5 Issuance of a Planned Unit Development Permit

Once expressly authorized by the City Council, the Zoning Administrator will issue a Planned Unit Development Permit in accordance with the approved plan. No building permit or Certificate of Occupancy (if no building permit is required) shall be issued before issuance the Planned Unit Development Permit.



Application for a Planned Unit Development - Final

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is responsible for paying the cost of the recording fee**, which generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee and request a check from the applicant to be made out to the Champaign County Recorder prior to the document being recorded. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Petition Filed 09-05-2017 Plan Case No. 2314-PUD-17
 Fee Paid - Check No. 737 Amount: \$375.00 Date 09-05-2017

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Pierre Moulin** Phone:
 Address (street/city/state/zip code): **806 W. Nevada St., Urbana, IL 61801**
 Email Address: **ChateauNormand@gmail.com**
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Pierre Moulin** Phone:
 Address (street/city/state/zip code): **806 W. Nevada St., Urbana, IL 61801**
 Email Address: **chateaurnormand@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.

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: **Chateau Normand**
 Address/Location of Subject Site: **1404 S. Lincoln Ave.**
 PIN # of Location: **93-21-17-352-005**
 Lot Size: **28,175 sf**
 Current Zoning Designation: **R7**

Current Land Use (*vacant, residence, grocery, factory, etc*): vacant (former ZTA sorority)

Proposed Land Use: multi-family housing

Present Comprehensive Plan Designation: R7

How does this request conform to the Comprehensive Plan? complies

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

Lots 63,64,65 and 66 in University Heights Addition to Urbana, being part of the SW Quarter of the SW Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois.

4. CONSULTANT INFORMATION

Name of Architect(s): Smith/Burgett Architects, Kennedy Hutson Associates Phone: 217 367 8408

Address (*street/city/state/zip code*): 102A W. Main St., Urbana, IL 61801

Email Address: gburgett@sbarctx.com, ksmith@sbarctx.com, khutson@kennedyhutsonassociates.com

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): Timothy S. Jefferson, O'Byrne, Stanko & Jefferson, PC Phone: 217 352 7661

Address (*street/city/state/zip code*): 210 W. Springfield Ave., Suite 1012, P.O. Box 800, Champaign, IL 61824-0800

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*)

Not applicable.

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. A. The redevelopment of the Zeta Tau Alpha building and conversion into apartments proposes 18 apartments with a total of 40 bedrooms. The proposed Site Plan provides 17 parking spaces on the west side of the property including 1 accessible parking space and can additionally provide 3 additional parking spaces at the southeast corner including 1 accessible space.

B.

C.

D.

6. CRITERIA FOR APPROVAL

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

The proposed development provides multi-family housing in close proximity to the University of Illinois campus and is located on or near mass transit routes.

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.

The proposed development utilizes only existing structures. As proposed the occupant count will be a reduction from that of the previous use and additional parking will be provided.

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.

The proposal aims to redevelop a beautiful and unique historic property that has been vacant since 2010 and is degrading over time. Until 2009, the property housed the UIUC chapter of the ZTA sorority. The sorority closed its UIUC chapter and then rented the property to a fraternity for one year. During that period, the property declined significantly. It has remained vacant since and has been vandalized by squatters. Previous attempts to revive the property as a Greek house have failed. Our proposal is to redevelop the property as multi-family housing consisting of approximately 20 units, accommodating up to 41 tenants. This is a significant reduction from the 60+ students housed by the sorority throughout the years. The building will appeal to tenants who love architectural beauty, green space and the culturally diverse and progressive environment that the neighborhood affords. The redevelopment will also contribute significantly to Urbana's tax base.

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

The proposed development is consistent with the PUD goals in that it repurposes an historic landmark with a viable multi-family use consistent with the neighborhood and less intrusive than the prior/original use. The density and green space of the neighborhood is maintained.

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. **General Site Design** - The proposed development is the re-use of an existing historic landmark. Plans call for restoration of the existing structure, maintaining historic materials, and the removal of a later addition. Site development includes improved parking for accessibility while maintaining a significant amount of green space consistent with the neighborhood.
- B. **Pedestrian Connectivity** - The proposed development is adjacent to the University of Illinois campus and thereby encourages pedestrian and bicycle activity. Bicycle parking is easily accessed from the west parking area and thereby from Vermont St. and Lincoln Ave.
- C. **Transit** - The proposed development is on or near MTD bus lines with stops located in close proximity.
- 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



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