CITY OF URBANA

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DESIGN REVIEW BOARD SPECIAL MEETING

DATE: Tuesday, September 29, 2026
TIME: 3:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Minutes of Previous Meeting(s)

Minutes of January 14, 2021 Regular Meeting

D. Unfinished Business

E. Continued Public Hearings

F. Unfinished Business

G. New Public Hearings

Case No. 2026-EUDRB-01 - A request by Andrew Fell, on behalf of Hao Liu, for Design Review Board approval to develop an apartment building at 503-505 East Elm Street in the R-5 Medium High Density Multiple Family Residential District, in accordance with the requirements of the East Urbana Design Review Overlay District.

H. New Business

Selection of Chair and Vice-Chair

I. Public Input

J. Staff Report

K. Study Session

L. Adjournment

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PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: **Planning@urbanail.gov.** The subject line of the email must include the words **"DESIGN REVIEW BOARD - PUBLIC INPUT"** and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should state so. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specifically to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If any accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2440
Email: Planning@urbanail.gov

Watching the Meeting via Streaming Services

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MEETING MINUTES

URBANA DESIGN REVIEW BOARD

DATE: **January 14, 2021** **DRAFT**

TIME: **7:00 p.m.**

PLACE: **Zoom Webinar**

MEMBERS PRESENT: Dustin Allred, Matt Cho, Scott Kunkel, Mary Pat McGuire, Adam Rusch, Travis Schiess

STAFF PRESENT: Kevin Garcia, Principal Planner; Kat Trotter, Planner I; Jason Liggett, UPTV Manager

OTHERS PRESENT: Bette Anderson, Jane Billman, Cherryl Brooks, Josh Daly, Paul Debevec, Christopher Hansen, Chris Hartman, Erik Sacks, Nathan Sonnenschein, Will Thompson, Jacob Unzicker, Dave Wesner

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1. CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM

Scott Kunkel called the meeting to order at 7:04 p.m. Roll call was taken and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes from the November 1, 2018 meeting of the Design Review Board were presented for approval. Mr. Rusch moved that the Design Review Board approve the minutes as presented. Mr. Schiess seconded the motion. Roll call was as follows:

Mr. Rusch	-	Yes	Ms. McGuire	-	Yes
Mr. Kunkel	-	Yes	Mr. Cho	-	Yes
Mr. Schiess	-	Yes			

The minutes were approved unanimously by roll call vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

Case No. 2020-LBDRB-01 – A request by CCH Development, LLC for site plan approval of a residential development in the R-4, Medium Density Multiple-Family Residential and R-7, University Residential Zoning Districts at 805, 807, and 809 West California Avenue; 602 and 604 South Lincoln Avenue; 804, 806, 808, 808 ½, and 810 West Oregon Avenue.

Chair Kunkel announced that he had an indirect business interest with some participants on the applicant's side so he recused himself from participating in the case. As Vice Chair for the Design Review Board, Mr. Rusch assumed the role of Chair for the public hearing.

Kevin Garcia, Principal Planner, stated that prior to opening the public hearing, some items needed to be addressed to provide full transparency. He stated that Adam Rusch and Mary Pat McGuire had provided public input as citizens on the related Planned Unit Development (PUD) public hearing at the Plan Commission meeting. Also, Dustin Allred had to vote on the Planned Unit Development case as he is a member of the Plan Commission. Mr. Garcia said that they had all stated to him that their previous comments on the PUD case at the Plan Commission meeting would not affect their ability to objectively review the design criteria for the design review case, Case No. 2020-LBDRB-01. The applicant, Chris Hartman, was made aware of the situation and did not have a problem with their participation in the design review case.

Mr. Allred re-joined the meeting. He stated that he had technical difficulties. He confirmed that he would be able to review and vote on the proposed design review case objectively.

Mr. Hartman confirmed that he was okay with Mr. Rusch, Ms. McGuire and Mr. Allred participation as members of the Design Review Board.

Vice Chair Rusch opened the public hearing for Case No. 2020-LBDRB-01.

Mr. Garcia presented the staff report to the Design Review Board. He noted the intent of the proposed development and the location of the proposed site. He briefly mentioned that the Committee of the Whole decided to defer voting on the related two PUD cases until after the Design Review Board reviewed and voted on the proposed design review case. He stated the background on the adopted design guidelines for the Lincoln-Busey Corridor and talked about the proposed development.

Ms. McGuire expressed concern that since Mr. Garcia was having technical difficulties in sharing his screen with those in attendance of the meeting. She wanted to make sure that the public had access to the staff report and all of its exhibits that Mr. Garcia referred to during his presentation. She also wanted to confirm that the online packet was consistent with the staff report that Mr. Garcia was presenting. Jason Liggett, UPTV Manager, stated that he would be able to share his screen so that everyone would be able to see the exhibits.

Mr. Garcia continued with the staff presentation. He reviewed how the design of the proposed development relates to the intent of the Lincoln-Busey Corridor and to the criteria according to Section XI-15.I of the Urbana Zoning Ordinance. He reviewed the following criteria:

- **Façade Zone** – The design meets all of the *Encouraged* criteria.
- **Massing and Scale –** The design meets the "height-to-width ratio" and the scale of other structures on the block face as well as being compatible with other buildings on the block with regards to height and roof lines. The proposed development exhibits none of the *Discouraged* elements.
- **Building Orientation –** The buildings are all oriented toward the street. While they have clearly-defined entrances, they are not necessarily the primary entrances. Some of them enter directly into single apartments, while others act as entrances to hallways to multiple apartments.
- **Patterns & Rhythms –** The patterns and rhythms of the proposed development are generally compatible with the other buildings in the surrounding blocks. While it would be difficult to match the rhythm of the older homes or Greek houses on California Avenue and Oregon Street, the architects propose breaking up the mass of the proposed buildings with varied materials, colors and building heights to better match the pattern.
- **Roof Lines –** The proposed buildings have pitched roofs that will fit in with the surrounding blocks, which have a wide variety of roof types. The roof line is varied, and helps break up the mass of the buildings.
- **Window & Door Openings –** The window and door openings for this project would be in a consistent rhythm and in good proportion to solid walls. They do not exhibit any of the *Discouraged* characteristics.
- **Outdoor Living Space –** Exhibit C, Landscape Plan, shows outdoor living spaces along Lincoln Avenue and on the south side of the proposed development. Both areas include pavers, benches, trees and bushes. The proposed design does not include any porches or balconies for individual units.
- **Materials –** The main materials proposed for the development project would meet the *Encouraged* list of criteria as they would be wood and stone cladding.
- **Landscaping –** The proposed development was designed to preserve as many existing mature tress as possible on the site.
- **Parking Areas –** Parking would be provided on the interior of the development so it would not be seen from the right-of-way. There would be some covered parking and some screening for the neighboring properties to the east.
- **Sustainability –** This section should be considered as direction for best practices for projects, but not as necessary as the above criteria. The proposed projects would have permeable pavement in the parking areas, preservation of the existing mature trees and would have a bike parking space for every unit. The proposed design also includes several elements that meet LEED standards.

Mr. Garcia stated the options of the Design Review Board and presented staff's recommendation for approval with the following condition: *Construction of the proposed building and parking area shall be in general conformance with the submitted site plan, elevations, and architectural renderings in Exhibit C. Any significant deviation from these plans and renderings shall require consideration by the Design Review Board.*

Vice Chair Rusch asked if any members of the Board had questions for staff.

Ms. McGuire asked if there was any documentation from the meeting between the applicant and the City Arborist. She asked if the applicant would speak about that meeting when it comes time for them to give input. Mr. Garcia stated that the meeting was an in-person meeting, and the architects of the proposed development would be able to provide details of the meeting. Although it is germane to what the Design Review Board should be considering; however, in the related PUD cases, one of the conditions being considered that a tree preservation plan be created in consultation with the City Arborist and presented to the City Council.

Ms. McGuire also asked about scale compatibility and if there had been an actual analysis presented by the applicant or performed by City staff. Mr. Garcia replied that the only technical analysis he did was height-to-width ratios. He explained how he performed the analysis and stated that the proposal was either within the range of height-to-width scale on each block or very close to it. He did not have the analysis available; however, he could get the information if needed. He stated that the photo inventory in Exhibit D allowed him to look at each property and determine if the proposed development would be compatible. The Design Review Board members were the professionals that could look at this and determine whether what his determinations were accurate.

With there being no further questions for City staff at this time, Vice Chair Rusch opened the hearing for public input. He invited the applicant and/or his representatives to address the Design Review Board.

Josh Daly, of Mode 3 Architecture, Inc., raised his hand to speak. He explained the care they took to design the proposed development to be compatible with the Lincoln-Busey Corridor. They hoped to attract not only students and grad students, but also the young professionals by providing single and studio apartments. He emphasized the uniqueness of the project and the goal to preserver the mature trees on site. He noted the features of existing buildings along Lincoln Avenue that they aimed to avoid. They tried to make the design look residential in character by having varying stories from three to two to one.

Jacob Unzicker, of Mode 3 Architecture, Inc., raised his hand to speak. He talked about their meeting with Kevin Sanderson, City Landscape Supervisor. They had a survey of all the trees identified that they want to preserve. They viewed whether each tree was healthy; and if it would make sense to preserve the tree based on the proposed development. Mr. Sanderson determined that each tree could be preserved and that Mr. Sanderson would provide information of how to preserve the trees that they could also include in the construction documents when they get to that phase of the project. This information would instruct the contractor on how to go about constructing the buildings.

Mr. Unzicker talked about the proposed sustainability features of the development such as permeable pavement, open space, bicycle parking, covered parking with charging stations for fuel efficient vehicles, preserving mature trees, providing infrastructure for solar equipment should the owner wish to install solar panels in the future, etc. He explained and showed photos of the materials they plan to use on the proposed buildings, which include engineered wood siding, stones, asphalt shingles, and wood fencing,

Ms. McGuire asked what criteria the applicants used to select the trees that were chosen to be preserved. Mr. Daly stated that they started with what development regulations were required, which one requirement is to have the buildings front on the street. This allowed them to choose the trees along California and Oregon Avenues. Then, they moved to the interior of the development and decided to put the bicycle parking and pedestrian traffic in the middle so it would be less invasive on the existing tree root system. The proposed expanded sidewalk will create difficulty in preserving the existing trees along Lincoln Avenue, so there will be three or four trees removed.

Vice Chair Rusch invited members of the public in favor of the proposed development to speak.

Jane Billman raised her hand to speak in favor of the proposed development. She asked why the developer had chosen the color scheme in the original plans. She was happy that they changed from white and gray to beige because it warms up the color of the building and matches the neighborhood more. She also wondered why they chose vertical siding.

Paul Debevec raised his hand to speak about sustainability. He requested that the considerations of the Design Review Board be broadened. He mentioned an article in the News-Gazette in March of 2020 about the new Comprehensive Plan. In the article, Mayor Marlin is cited for saying that the new Comprehensive Plan needs to take climate change into account and noted, "People's opinions about housing density and neighborhood density has changed especially when you talk to younger people." He interpreted this to mean that Mayor Marlin believed that higher density automatically guarantees lower energy consumption. This is certainly not the case. He mentioned that he teaches Energy and Sustainability. He stated that the density would not be changing much with the proposed new development. So, it is really a matter of being different structures than what exists.

Mr. Debevec stated that the information he has on the proposed development does not indicate what types of energy to be used. Supposing that it is a largely electrical usage site, he felt that the amount of roof area would provide a significant amount of space for solar panels. The amount of space needed for a net zero energy would be a few thousand square feet. So, why not use solar panels if you want to engage the goals of climate mitigation?

Mr. Debevec mentioned that there may also be a possibility of installing ground source geothermal equipment. The best time to install this type of equipment is when the existing buildings are demolished. So, the proposed development could be net zero or better if the developers wanted it. He wondered if Energy Star certification would be followed for the proposed development. A large part of energy consumption is the energy used by appliances such as refrigerators and dish washers, etc. There will be 70 of each in the proposed development. He questioned if all 49 parking spaces should be equipped with charging stations for electrical vehicles. He stated that all of this could be done with an energy audit.

Christopher Hansen raised his hand to speak in favor of the proposed development. He began by stating that City staff had done a great job in presenting the details on the case. He talked about the tradeoffs of different energy sources and the sustainability efforts in the City of Urbana.

Mr. Hansen said that he was happy with the decision to widen the sidewalk and relocate it further east. He felt that the design aesthetics of the proposed buildings are somewhat stale and not compatible with the houses in the neighborhood. He suggested that they look at the paved surfaces and see if there isn't something that could be done to make the development richer and more interesting, such as brick sidewalks. He appreciated that the mature trees would be preserved; however, the developers need to be aware of soil compaction and root damage during construction.

Vice Chair Rusch invited members of the public in opposition of the proposed development to speak.

Nathan Sonnenschein raised his hand to speak in opposition of the proposed development. He stated that the Lincoln-Busey Corridor Design Guidelines recommends clearly defined primary entrances. While some of the entrances for the proposed development face the street, they do not qualify as "centralized focal points". He hoped that they would continue to use the globe-style light posts along the subject property's north and south boundary lines along California and Oregon Avenues, because the fixtures are an integral part of the visual rhythm maintained along both streets through the West Urbana neighborhood. Because Urbana's existing built environment includes far more brick than stone, he felt brick materials would tie the proposed development to the existing neighborhood. He also wondered how the developer justified replacing perfectly functioning historical properties with new construction. He asked if the developer had considered moving any of the existing buildings to other sites or incorporating their materials into the proposed new development.

With their being no further input from the public, Vice Chair Rusch closed the public input portion of the hearing. He opened it up for additional questions for staff from the members.

Vice Chair Rusch asked if swapping stone for brick fall under general conformance of the site plan. Mr. Garcia replied that since the materials are one of the design criteria of the Lincoln Busey Corridor, it is important enough to settle with their decision for this case at this public hearing. If a material needed to be changed, then it should come back to the Design Review Board for approval. One way around this would be if the Board thought the stone or the brick would be acceptable, then the motion could include a condition that the developer could use either.

Mr. Garcia stated that if the applicant or anyone listening was interested in learning more about geothermal or solar energy, they could contact Scott Tess, City of Urbana Environmental Sustainability Manager, at srtess@urbanaillinois.us or https://wwww.growsolar.org/geothermal-urbana-champaign/.

Mr. Garcia stated that the light fixtures that were used for the 809 West Nevada Street project (which Mr. Hansen had expressed disdain for) were removed from the plans for the proposed development.

Vice Chair Rusch asked if the proposed case were approved as submitted, would the developer be able to add solar panels and/or geothermal energy sources to the project/development without having to be reviewed by the Board. Mr. Garcia said that the developer could add geothermal

energy sources without seeking further approval because it is all underground; however, solar panels may require additional approval. He would need to look at the criteria. Again, the Board could include a condition approving solar panels that even states where solar panels would be acceptable.

Mr. Schiess talked about alternate materials. He stated that round, river stone is not as common in this area as limestone or brick is more popular. He noted that due to COVID-19, there have been supply chain issues, so it can be difficult to get materials. He felt it was important for the Design Review Board to acknowledge this and consider a motion that allows some leeway for the developer to use similar materials.

Vice Chair Rusch announced that Mr. Schiess was the newest member of the Design Review Board. He noted that Mr. Schiess is an architect, and he appreciated Mr. Shiess' input.

Ms. McGuire asked Mr. Garcia to review the range of the Committee of the Whole's discussion about energy conservation within the project. Why did the Council members wait to see what the Design Review Board decides before considering the related PUD cases? Mr. Garcia could not recall all of the specifics but remembered that the Council members were waiting to see how the Design Review Board determined whether the Sustainability criteria were met with regards to the proposed development or if the developer should provide more energy efficiency in the project. The Design Review Board should consider all of the criteria for the Lincoln-Busey Corridor during their decision. Ms. McGuire added that while the Lincoln Busey Design Guidelines itemize spacial, physical and material criteria, Sustainability is an increasingly important criteria in many urban developments. The design guidelines were written in 2009, and it is amazing what has happened with regards to sustainability in the last decade. One of the criteria of a PUD is looking at innovative technology used in the design. The Design Review Board could make recommendations on what would improve the project, and it would also set a precedent for the corridor as we move forward and have projects in the future.

Mr. Schiess asked if any of the existing structures were on a local or national historical list. Mr. Garcia confirmed that none of the existing buildings were historic properties or part of any list.

Vice Chair Rusch asked if the applicant or his representatives wanted to respond to input by the public or by the Board members.

Mr. Unzicker raised his hand to speak. He addressed the questions that were asked and concerns that were expressed by the public and the Board members. He stated that the color of the siding was chosen based on what looked nice and followed some of the same color strategies that were in the neighborhood. After getting some samples and realizing that gray was cooler, they changed the color to one on the warmer end of the palette. He said that the choice for vertical siding was to add interest to the facades and avoid monotony. He noted that brick did not lend itself to the aesthetic that the applicant was leaning towards, and that there is stone on other buildings in the neighborhood.

Vice Chair Rusch asked for confirmation that electrical infrastructure would be installed in the attics for when/if the owner or future owner decided to install solar panels on the roof and that charging stations for electric vehicles were being considered for some of the parking spaces. Mr.

Unzicker said yes, there will be power connections available on the roof and in the parking lots on the ground level. He pointed out that they were still in the preliminary stages of planning for electrical and plumbing services; however, they want to provide the infrastructure for when those services would be installed.

Mr. Schiess asked if the parking counts are maxed out per requirements. Mr. Unzicker replied that they considered sustainable modes of transportation, such as walking and bicycling. Having done some projects before in the West Urbana neighborhood, they know that the residents are concerned with the parking issues. So, they would be providing the minimum number of parking spaces on site as required. Vehicle parking is supplemented with one bicycle parking space per bedroom with 40-50% of the spaces covered to encourage an alternate mode of transportation. They plan to have permeable pavement for the vehicular and bicycle parking spaces to minimize the impact from storm runoff.

Ms. McGuire asked about the permeable pavement for the parking. What type of material do they plan to use? Mr. Unzicker stated that they have not made a final selection for the material. It would be a porous concrete with underground drainage.

Ms. McGuire asked about a stormwater detention relative to the permeable pavement and design performance. Mr. Daly replied that a civil engineer would be designing the capacities. The capacity has not been calculated or had a final design yet. They will need to balance the capacity with the amount of pervious pavement they include in the project. He explained how the underground system would work.

There were no further questions for City staff or for the applicants, so Vice Chair Rusch opened the hearing for discussion by the Design Review Board members.

Motion

Mr. Schiess moved that the Design Review Board approve Case No. 2020-LBDRB-01 with the following condition: *Construction of the proposed building and parking area shall be in general conformance with the attached site plan, elevations, and architectural renderings in Exhibit C. Any significant deviation from these plans and renderings shall require consideration by the Design Review Board.* Mr. Allred seconded the motion. Discussion ensued.

Discussion on the Motion

Ms. McGuire stated that she believed the architects' intent was to meet the criteria in the Lincoln-Busey Corridor Design Guidelines; however, there was still work to be done. She did not feel that it was ready to be approved in its current condition considering the issues that had been raised.

Ms. McGuire stated that the Lincoln-Busey Corridor Design Guidelines, in terms of architecture, were difficult to apply to the project of this size, and they were not written for PUDs that have multiple buildings. There are no existing building developments that take up 2/3 of the block. One thing that makes the West Urbana neighborhood so rich is the architectural variation from building to building. So, the Board is trying to apply some criteria to a project and yet some of the considerations that come up about what does a development like this mean in the context of considerations like the Comprehensive Plan, changes like the comments that were cited by

Mayor Marlin, design standards that have changed quite a lot. She asked what the actual analysis was that the Board could use to understand how Lincoln-Busey Corridor Design Guidelines were a great way to evaluate projects like this. The solids and voids/patterns and rhythms was a perfect example.

Ms. McGuire talked about components of the development at Lincoln and Nevada that should be avoided in other sites in the corridor. She stated that no one uses the outdoor open area in the front along Lincoln Avenue. She said that engineered wood siding, although being a sustainable material, would not be the level of quality material that the residents desire in the corridor for frontages in particular. She stated that stone would be a rough, course aesthetic for a building that could use a finer detailing. So, she encouraged the developer to use a masonry material and/or a wood product.

Ms. McGuire talked about the importance of tree preservation on the site. She said that site analysis could be done to inventory the health and location of the trees. There was a way to design a building around existing trees. She felt the scale of the proposed buildings would create difficulties in preserving the existing trees. Having gaps between buildings allow for a tree's root growth. She stated that she did not believe that a deep analysis of the existing trees had been done to really prioritize tree preservation. She talked about specific trees that should be preserved on the site and encouraged the applicant to come up with a tree preservation plan.

Ms. McGuire talked about pavement and impervious surface areas. She stated that the proposed project would increase the impervious footprint of the site by 24%. This is mind boggling to her for a project in 2020 when we know that sustainability and building sustainability are critical design criteria. All of the proposed pavement on the site could be made permeable. She stated that the stormwater collection/detention requires a significant amount of analysis and should be taken into account with design.

Mr. Schiess agreed that tree preservation should be a priority and commended the applicants for trying to preserve as many trees possible. The two trees in the parking lot island may be in danger of dying because of the pavement directly around them. He requested that the applicants have a tree replacement plan for any trees that do not survive during or after construction.

Mr. Schiess stated that he felt the proposed entrances and outdoor living space along Lincoln Avenue and the outdoor living space were the weaker points of the design. Given all of the guidelines and the footprint of the proposed development, the architects have made an effort for the proposed development to meet the design criteria. Looking at the elevations of the proposed buildings in comparison to other buildings on the block, he noticed they were similar. So, overall, he felt that the design of the proposed development met the City's requirements and design standards.

Mr. Schiess addressed an earlier comment with regards to the density not really changing on the site. He noted that the Illinois Energy Code that developers are required to do for buildings is robust. In terms of energy efficiency, the new construction would be more efficient than the existing buildings. He encouraged the applicants to look for more sustainable features, with an emphasis on permeable pavement. More permeable pavement would help to reduce the 24% increase of impervious area by the proposed development over the existing conditions.

Ms. McGuire stated that design of any permeable and open space over a parking area is usually proportionate to the amount of storm water value that one is designing for. If one is promoting root growth, then they would need to design an open paver system to allow for the exchange of air and for a healthy soil underneath the paver system. It is really about design intent. You need to consider both qualitative and quantitative factors for tree preservation, root systems and permeable surfaces. She talked about tree replacement based on caliber or size and that trees should be prioritized over bushes, shrubs and small plantings. She proposed more canopy tree plantings along Lincoln Avenue, along the gap in the southeast corner along Oregon, and in the northwest corner of the site.

Mr. Schiess suggested adding a condition that requires the applicants to provide a Tree Replacement Plan for any trees that die or are removed during or after construction. Vice Chair Rusch proposed a condition that the applicant shall work with the City Arborist to construct the parking lot in a way that allows for healthy tree growth and to make a plan for replacing any trees lost because of the construction process. The plan must be signed off by the City Arborist. Ms. McGuire stated that the proposed condition did not encompass all of her concerns, and it would be more beneficial to have the applicants address the recommendations with revised site plans and design revisions regarding energy, storm water, trees, pavement and building materials.

Vice Chair Rusch explained that the applicant needs to receive approval of their preliminary designs in order to facilitate the actual sale of the properties involved. The sale of the properties are probably conditional upon the entire PUD being approved. Asking the applicant to come back to the Design Review Board with revised plans would hold up the process of the applicant making a decision of whether it would be economically viable to move forward with purchasing the properties. Mr. Garcia clarified that the Plan Commission recommended approval of the PUD cases to the City Council. City Council has not approved or denied the PUD application, which is essentially irrelevant to what was before the Design Review Board at this meeting. The Design Review Board needs to consider whether the proposal conforms to the intent of the Design Guidelines as well as the overall compatibility of the proposal to the character of the neighborhood. To do this, the Board needs to consider the criteria in the Design Guidelines as a whole.

Mr. Allred asked if a tree preservation plan was part of a condition in the PUD case. Mr. Garcia replied that the Plan Commission had recommended to City Council that the applicants work with the City Arborist to create a Tree Preservation Plan. Details of the plan would become available when the Tree Preservation Plan is submitted.

Vice Chair Rusch asked if any part of the motion prevent the applicant from increasing the permeable pavement as the Design Review Board had discussed. Mr. Garcia said no. It would not preclude them from increasing permeable pavement or from adding different types of trees along Lincoln Avenue. Vice Chair Rusch explained that if the Design Review Board does not add specific conditions, then the applicant may not be allowed to do things such as installing solar panels on the roof. He would like to see a condition added to the motion that allows the applicant to install solar panels. They may choose not to install them at the present time; however, in the future, there may be more programs available to benefit the applicant and in turn, benefit the City.

Ms. McGuire felt the question was how to have the applicants bring the project more into conformance with the design criteria. The Design Review Board bylaws state that the members must consider the design guidelines when reviewing a case as well as take into account the public input. There have been many suggestions by the public that would benefit the project on many levels. She was not convinced that making a recommendation with some conditions would meet the charge of the Design Review Board. She felt that the Board should make recommendations to the applicant to take away from this meeting and look at some options for providing for those recommendations before reconvening with the Design Review Board at a future meeting.

Vice Chair Rusch stated that he did not feel comfortable asking the applicants to take on the burden of hiring a civil engineer to create a stormwater retention system before they know they have an approved project. It would be an undue burden on the applicant when they are coming before the Design Review Board saying they want to invest in the community. The architects mentioned that they would provide this plan so they are bound to provide a stormwater retention system for the subject site. Ms. McGuire responded that in order to approve a project, it is not about intention to do something. It is about understanding what the intention is specifically. They are a Design Review Board charged with reviewing the design. It is not that onerous to create a preliminary engineering calculation on such a project and present it to the Design Review Board. She would feel uncomfortable knowing the project was approved at this stage without having more technical detailed information about the design.

Mr. Cho stated that the applicant has shown a strong effort to adhere to the design guidelines. City staff had presented their report based on their analysis that the project would conform. Public input brought up many points, and the Design Review Board had discussed them. Keeping the scope of the Design Review Board in mind, he believed that the Board should include in the motion what the members want such as an opportunity to increase permeable pavement, an opportunity for the applicant to use a different brick or stone material, an opportunity to reconsider using engineered siding, etc. When the Design Review Board's recommendation goes before City Council, the Council can discuss these things in a larger scope and decide whether the applicant took the Design Review Board's recommendation into consideration and make changes to their proposed project.

Mr. Schiess agreed with Mr. Cho. He felt that the applicants had done a good job listening to City staff's recommendations going through the design guidelines. There are some things that the Design Review Board should add conditions to the motion to future proof; however, the applicants had done their due diligence.

Mr. Schiess noted that at this stage in the process, the applicants had submitted a schematic design for the proposed project. The amount of analysis provided for the engineering of the permeable pavement is appropriate for this stage.

Ms. McGuire disagreed. She said that there was so much design that had not been done for the proposed project. The landscape and the parking area are highly under-developed to be reviewed for approval as a part of the design criteria. It concerned her that the other board members were

not willing to ask the architects to do a bit more work on the aspects that the Board had discussed. She felt this would be the responsible thing to do.

Amendment #1

Mr. Schiess moved to amend the motion to add Condition #2 that the stone masonry material may be substituted with another masonry material that is on the materials list in the approved Design Guidelines. Mr. Allred seconded the motion to amend. Roll call on the motion to amend was as follows:

Mr. Cho	-	Yes	Mr. Kunkel	-	Abstain
Ms. McGuire	-	Yes	Mr. Rusch	-	Yes
Mr. Schiess	-	Yes	Mr. Allred	-	Yes

The motion for Amendment #1 was passed by a vote of 5-0.

Amendment #2

Mr. Schiess moved to amend the motion to add Condition #3 that either natural wood lap siding or wood sewn siding as listed in the materials list in the approved Design Guidelines be accepted as alternate materials to the proposed engineered wood siding. Mr. Allred seconded the motion to amend. Roll call on the motion to amend was as follows:

Ms. McGuire	-	Yes	Mr. Rusch	-	Yes
Mr. Schiess	-	Yes	Mr. Allred	-	Yes
Mr. Cho	-	Yes	Mr. Kunkel	-	Abstain

The motion for Amendment #2 was passed by a vote of 5-0.

Amendment #3

Vice Chair Rusch proposed adding a condition to allow for the reduction of the footprint for the parking lot in any areas where it could help preserve trees. If they allow for this it means that if the applicants were to receive a waiver to reduce the number of required parking spaces, the applicant could then save additional trees that were not currently part of their plan to preserve. Mr. Schiess stated that he was in support of this recommendation; however, the Design Review Board was not able to make this decision. He felt that the design would be positively impacted should the responsible board for making this decision allow the applicant to reduce the number of parking spaces to better accommodate some of the existing trees on the subject site. Mr. Garcia agreed that it would give the applicant the option to save the Magnolia tree as well as make options open to save other trees on the site.

Mr. Schiess moved to amend the motion to add Condition #4 to allow the footprint of the parking lot to be reduced in any areas where it could help preserve trees. Mr. Allred seconded the motion. Roll call on the motion to amend was as follows:

Mr. Allred	-	Yes	Mr. Cho	-	Yes
Mr. Kunkel	-	Abstain	Ms. McGuire	-	Yes
Mr. Rusch	-	Yes	Mr. Schiess	-	Yes

The motion for Amendment #3 was passed by a vote of 5-0.

Amendment #4

Ms. McGuire talked about permeable pavement. She stated that the issue was not just about the amount of paving, but rather about the type of pavement material used. She recommended that an interlocking permeable pavement system or similar be used for the surface of the parking lot to the benefit of stormwater management and to the benefit of tree preservation, and that the applicant coordinate with the City Arborist and City Engineer to attempt to maximize both aspects of the site. She stated that an interlocking permeable pavement system would be designed for the site.

Mr. Schiess asked if there was a precedent for use of an interlocking permeable pavement system in the City of Urbana. Mr. Garcia stated that he was knowledgeable about this type of system. He added that the University of Illinois used this technology and had great results with it.

Mr. Cho asked if a motion on this would be to "future proof" the site. Mr. Rusch pointed out that if an amendment requiring an interlocking permeable pavement system and the main motion passed, then the applicant would be required to provide this type or a similar type of system as opposed to giving them the option. Ms. McGuire added that this was a very standard site civil engineering material and system. It also has a very good track record on performance and a return on the investment of installation by exceeding the care and maintenance of other materials.

Ms. McGuire moved to amend the motion to add Condition #5 to require the applicant to expand the permeable pavement area to the extent of non-covered parking area and to use an interlocking permeable paver system for the benefit of stormwater management and for the benefit of tree roots.

Mr. Schiess stated that he initially felt this would be too restrictive for the applicant; however, if it does not make sense for cost reasons, the applicant could come back to the Design Review Board.

Vice Chair Rusch asked the applicants to weigh in their thoughts on the proposed condition. Mr. Daly stated that he researched the interlocking permeable paver system and agreed that the pavers are better than using concrete; however, they were not in favor of this condition because they need to consider other factors.

Ms. McGuire stated that this was a situation where the Design Review Board was reviewing the design of a project including the materials used for a permeable pavement. The applicant does not have the knowledge on how to use them, the criteria calls for permeable pavement, and the public asked for permeable pavement for the parking and the sidewalks, so she encouraged the Board and the applicant to have more openness to consider the interlocking permeable pavers.

Vice Chair Rusch noted that while interlocking permeable pavers may be standard material, it is not specifically required in the Lincoln-Busey Design Guidelines. The Board does not have precedent for large projects in other parts of the City of Urbana having used this product. So, to put the burden on the applicant to require them to use this product for the entire parking lot area of the proposed project was beyond the scope of the Design Review Board. The Board is charged with determining whether the applicant was generally following the Design Guidelines, and in his view, the applicant has gone very far into a preliminary design of how they will make sure that the proposed project fits into the character of the neighborhood. He did not feel that this one issue should hold up the entire process. He asked for a second on the motion for Amendment #4. There was none, so the motion died to a lack of a second.

Ms. McGuire explained that it was not her intent to hold up the process. She felt it was unfortunate that there was not an interim stage to discuss projects with applicants before making final decisions. She stated that the Design Guidelines ask for permeable materials be used for the parking areas, and the applicant has proposed minimal use of such materials in the proposed project. She moved to amend the motion to add Condition #5 that the areas of permeable pavement shall be pavers. Mr. Cho added that he would feel comfortable adding that the applicant has the ability to increase the permeability of the paved areas. Mr. Garcia agreed it was a good idea to allow the applicants to increase the amount of permeable pavement if they should want to do so.

Vice Chair Rusch reiterated the motion for Amendment #4 to say, "Permeable pavers shall be used in any area that is indicated as permeable pavement. Permeable pavers may be extended to any other areas of the parking lot." Ms. McGuire was in agreement with the motion for Amendment #4. She clarified that the amendment was to fulfill the stormwater management goals of the proposed project and to support the tree preservation for the City Arborist. Mr. Cho seconded the motion to amend. Roll call on the motion to amend was as follows:

Ms. McGuire	-	Yes	Mr. Rusch	-	Yes
Mr. Schiess	-	Yes	Mr. Allred	-	Yes
Mr. Cho	-	Yes	Mr. Kunkel	-	Abstain

The motion for Amendment #4 passed by a vote of 5-0.

Amendment #5

Vice Chair Rusch talked about allowing solar panels to be installed on the roof in areas as appropriate. Discussion by the Board ensued.

Mr. Allred asked if solar panels would be allowed by right at the proposed site. Mr. Garcia believed that solar panels are allowed on the roof of any residential structure; however, he would need to look it up in the Zoning Ordinance to be sure. Since the proposed project was in a design review district, he felt it was safe to add a condition to allow solar panels on the roof.

Mr. Schiess moved to amend the motion to add Condition #6 to allow solar panels to be installed on the roof top of the building. Mr. Allred seconded the motion. Roll call on the motion to amend was as follows:

Mr. Rusch	-	Yes	Mr. Schiess	-	Yes
Mr. Allred	-	Yes	Mr. Cho	-	Yes
Mr. Kunkel	-	Abstain	Ms. McGuire	-	Yes

The motion for Amendment #5 passed by a vote of 5-0.

Ms. McGuire talked about site safety for the project. She emphasized the importance of safety features at the entry/exit along California Avenue. She mentioned that there have been some close calls with another development at the corner of Lincoln and Nevada Avenue between pedestrians and vehicular drivers. Mr. Garcia stated that the City's Public Works Department would be better equipped to provide input, so he would consult with the City engineers before the Planned Unit Development case goes back to the Urbana City Council.

Amendment #6

Ms. McGuire talked about the loss of some trees on the site. She would like for the applicants to share what trees would be removed and why and suggested that they have a plan in place for tree replacement with mature trees. She noted that White Oak, Hornbeam, Beech and Gingko trees would excellent species for the proposed site to compliment the canopy in the neighborhood.

Mr. Schiess asked if this concern should have been addressed by the Plan Commission when they reviewed the Planned Unit Development. Mr. Garcia replied that while it would fall within the scope of reviewing the PUD case, the Design Review Board could also add a condition that the applicant consult with the City Arborist when producing the Landscape Plan.

Ms. McGuire stated that there was an opportunity to work with the applicant on the Landscape Plan development and to look at what a standard tree replacement equation would be. It is within the purview of the Design Review Board to review tree preservation and replacement.

Ms. McGuire moved to amend the motion to add Condition #7 that canopy trees shall be added to the Landscape Plan of a diversity of tree species as appropriate in coordination with the City Arborist and look at the replacement value for trees being removed from the site. Mr. Allred seconded the motion. Roll call on the motion was as follows:

Mr. Allred	-	Yes	Mr. Cho	-	Yes
Mr. Kunkel	-	Abstain	Ms. McGuire	-	Yes
Mr. Rusch	-	Yes	Mr. Schiess	-	Yes

The motion for Amendment #6 passed by a vote of 5-0.

Vice Chair Rusch asked Ms. Trotter to read back the main motion with all of the conditions. Ms. Trotter stated that the motion including all of the amendments were as follows:

The Design Review Board approve Case No. 2020-LBDRB-01 with the following conditions:

1. *Construction of the proposed building and parking area shall be in general conformance with the attached site plan, elevations, and architectural renderings in Exhibit C. Any significant deviation from these plans and renderings shall require consideration by the Design Review Board;*
2. *The stone masonry material may be substituted with another masonry material that is on the materials list in the approved Design Guidelines;*
3. *Either natural wood lap siding or wood sewn siding as listed in the materials list in the approved Design Guidelines be accepted as alternate materials to the proposed engineered wood siding;*
4. *Allow the footprint of the parking lot to be reduced in any areas where it could help preserve trees taking into consideration a reduction in the number of parking spaces;*
5. *Permeable pavers shall be used in any area that is indicated as permeable pavement. Permeable pavers may be extended to any other areas of the parking lot;*
6. *Allow solar panels to be installed on the roof top of the buildings;*
7. *Canopy trees shall be added to the Landscape Plan of a diversity of tree species as appropriate and look at the replacement value for trees being removed from the site in coordination with the City Arborist.*

Roll call on the main motion with all amendments was as follows:

Mr. Schiess	-	Yes	Mr. Rusch	-	Yes
Ms. McGuire	-	Yes	Mr. Kunkel	-	Abstain
Mr. Cho	-	Yes	Mr. Allred	-	Yes

The motion passed by a vote of 5-0.

NOTE: Mr. Kunkel resumed Chair of the meeting.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

Review of Annual Bylaws

Chair Kunkel opened this item on the agenda. He summarized the proposed changes to the bylaws, which were as follows: 1) remove any gender identification and 2) allow an option for remote attendance once COVID-19 restrictions are lifted. He asked if any of the Board members had questions for City staff.

Ms. McGuire asked if a member would be allowed to participate remotely if they were on vacation or out of town. Mr. Rusch explained that if a person is on vacation then they should be on vacation and not worry about normal day life. If a person is on vacation every day, then they should reconsider whether they should serve on the Board. Mr. Garcia added that the changes were written to reflect the Illinois State Statute on Remote Attendance.

Mr. Rusch moved that the Design Review Board approve the bylaws as presented. Mr. Allred seconded the motion. Roll call on the motion was as follows:

Mr. Allred	-	Yes	Mr. Cho	-	Yes
Mr. Kunkel	-	Yes	Ms. McGuire	-	Yes
Mr. Rusch	-	Yes	Mr. Schiess	-	Yes

The motion passed by unanimous vote.

9. AUDIENCE PARTICIPATION

There were none.

10. STAFF REPORT

Mr. Garcia reported on the following:

- Welcomed Dustin Allred and Travis Schiess as the newest members of the Design Review Board.

11. STUDY SESSION

There were none.

12. ADJOURNMENT

The meeting was adjourned at 11:12 p.m.

Respectfully submitted,

Evan Alvarez

Evan Alvarez, Principal Planner

DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Design Review Board

FROM: Kate Himick, Planner I

DATE: September 25, 2026

SUBJECT: **2026-EUDRB-01:** A request by Andrew Fell, on behalf of Hao Liu, for Design Review approval to develop an apartment building at 503-505 East Elm Street in the R-5 Medium High Density Multiple-Family Residential District, in accordance with the requirements of the East Urbana Design Review Overlay District.

Introduction

Andrew Fell has submitted an application on behalf of Hao Liu for Design Review Board approval to develop an apartment building at 503-505 East Elm Street, within the East Urbana Design Review Overlay District and the R-5 Medium High Density Multiple-Family Residential District.

Section XI-12 of the Urbana Zoning Ordinance requires approval by the Design Review Board for new construction in the East Urbana Design Review Overlay District. The application is not eligible for administrative review by the Zoning Administrator and Chair of the Design Review Board, as the applicant has requested to construct a new principal structure, necessitating Board review and approval.[1] The proposed building meets all other development requirements for this zoning district.

The Zoning Ordinance requires the Design Review Board to hold a public hearing on the application within 45 working days of an application being received.[2] The application was reviewed by staff and deemed complete for processing on September 11, 2026. Following input provided at the public hearing on September 29, 2026, the Board shall review the application according to the applicable adopted design guidelines and consider testimony given at the public hearing. The Board shall vote on a motion to approve the application, approve with conditions, continue the public hearing, or deny the application.

Staff finds that the proposed development is generally consistent with the intent of the East Urbana Design Guidelines. As such staff recommends that the Design Review Board approve the project with conditions.

Background

In 2010, City Council created the East Urbana Design Review Overlay District and adopted the East Urbana Design Guidelines.[3] The East Urbana Design Review District is generally bounded by South Urbana Avenue, East Elm Street, Grove Street, East Main Street, South Webber Street, East Green Street, South Maple Street, and East Illinois Street.

[1] Urbana Zoning Ordinance Section XI-12.H.1.
[2] Urbana Zoning Ordinance Section XI-12.K.1.
[3] The East Urbana Design Review Overlay District was created by Ordinance No. 2010-06-044, and the East Urbana Design Guidelines were adopted under Ordinance No. 2010-06-045. Both were amended under Ordinance No. 2010-08-073.

The district is intended to assist property owners and designers as they plan changes to all buildings other than single-family residences and ensure that construction in the district is compatible with the desirable traditional design aspects identified for the neighborhood. The district is intended to act as a transition between the downtown and the residential neighborhood abutting it. In cases where the overall design goals can be achieved by alternative means, circumstances may allow for projects to deviate from the guidelines.[4]

The application for this development was first submitted on March 15, 2026, at which time the building permit was reviewed by all City parties, including planning staff, and approved on June 23, 2026. Once staff was made aware that the property was within the East Urbana Design Review Overlay District, the applicant was contacted to notify them of the requirement of the Design Review Board approval, at which point this application was submitted.

Description of Proposed Development

The applicant proposes to construct an approximately 15,000-square-foot, three-story apartment building containing eighteen one-bedroom, one-bathroom dwelling units. The proposed development would be located on the 500 block of East Elm Street, between Grove Street to the east and South Maple Street to the west (Exhibits A-D). The proposed development would include thirteen automobile parking spaces and ten bicycle parking spaces, with vehicular access provided from the alley to the rear of the property.

The proposed building incorporates architectural features associated with traditional residential construction, including a prominent front-facing gable, intersecting rooflines, and smaller shed dormers (Exhibits G and H). The building would be clad in two types of vinyl siding, with the upper stories finished in a light-colored siding and the ground floor finished in a contrasting vertical siding. The proposed roof would be of asphalt shingles, and the windows would be vinyl. The front façade features windows of varying sizes and configurations, including larger grouped window openings and smaller individual openings. The primary entrance would be recessed beneath projecting upper floors and framed by two columns. The proposed design incorporates contemporary exterior detailing while drawing upon traditional residential building forms.

The proposed site improvements include a rear parking area, bicycle parking facilities, a garbage enclosure, and two new Bur Oak trees within the public right-of-way. The existing mature trees within the public right-of-way would be retained. The applicant has indicated that the ground-level air-conditioning condensing units would be located toward the rear of the building, while the condensing units serving the second and third floors would be located on a flat roof area along the south side of the building.

Conformance with Land Use and Development Standards

Applicants must also demonstrate conformance with the land use and development standards of this Ordinance. A multiple-family apartment building is a use permitted by right in the R-5 zoning district. The site meets the required front, side, and rear yard requirements for development in that zoning district. The proposal also meets required Floor Area and Open Space ratios, as well as parking requirements. Under the Zoning Ordinance, one-bedroom apartments are required to have 0.7 parking spaces. Eighteen units would require 12.6 parking spaces, and the site plan shows 13 (one of which is accessible, meeting the Illinois State requirements for accessible parking).[5] The proposed

[4] East Urbana Design Guidelines, p. 1.
[5] Urbana Zoning Ordinance Table VIII-7. Parking Requirements by Use.

development would also require parking for nine bicycles; five loops have been provided, allowing ten bicycle parking spaces.

Discussion

The Design Review Board's objective is to review the design of new construction to ensure compatibility with the neighborhood's visual and aesthetic character and to determine if the application meets the intent of the district, which is to ensure that future construction in the district is compatible with desirable traditional design aspects identified in the guidelines.[6]

Principles for Design Review Board Review:

The Board shall review and consider applications according to the East Urbana Design Review Overlay District guidelines (Exhibit I). The Board shall determine conformance with the intent of the design guidelines as well as the overall compatibility of the proposal with the character of the neighborhood. Guidance within each principle identifies design elements as being either "mandatory," "appropriate," or "inappropriate" within the review district. Project proposals should be reviewed in the context of the surrounding properties.[7]

Mandatory Elements:

The design guidelines require that new buildings, other than single-family residences, (1) be oriented toward the street, (2) have a front entry facing the street, and (3) have at least two windows on every level of the front façade.[8] The proposed development meets all of these mandatory requirements.

Overall Guidelines:

In addition to the mandatory elements, the design guidelines provide seven elements for review that are intended to be used as "design principles rather than a checklist of items for compliance";[9] they provide the Design Review Board with a framework for evaluation of projects. Among the non-mandatory elements of the design principles, guidance is grouped by either "appropriate" or "inappropriate" categories. To determine compatibility, the Design Review Board shall consider the following elements for proposals in the East Urbana Design Review District:[10]

1) Façade Zone

> *Staff Analysis:* This proposed building fronts East Elm Street and incorporates a prominent front-facing gable. The guidelines encourage façades with interesting architectural details and quality materials. The building's form approximates a traditional "Gabled Ell" form, with an offset front-facing gable and perpendicular wing, which establishes a base visual relationship with residential building forms found throughout the district. The use of shed dormers, contrasting siding orientation, and window configuration variation provide additional definition to the front façade. Although the proposed building incorporates an approximation of a traditional residential building form, its exterior materials and detailing reflect a more contemporary architectural treatment. The applicant has confirmed that the siding is of two types of vinyl, the roof is of asphalt shingle, and the windows are vinyl.

[6] Urbana Zoning Ordinance Section XI-12.A.3; East Urbana Design Guidelines p. 1.
[7] East Urbana Design Guidelines, p. 9-10.
[8] East Urbana Design Guidelines, p. 11.
[9] East Urbana Design Guidelines, p. 11.
[10] East Urbana Design Guidelines, p. 10.

While the use of vinyl is not expressly prohibited by the guidelines, the Board should consider whether it is a compatible material. Additionally, the proposal meets this design goal in that mechanical equipment is not in the façade zone, and parking is located behind the principal structure. Windows are interspersed on every façade, so no elevation is blank. Staff finds that the proposed building incorporates several elements consistent with the intent of the façade zone goals, including a street-facing entrance, a clear entrance point, and varied façades. The Board should consider the use of material in its deliberations.

2) Massing and Scale

Staff Analysis: The proposed building is three stories in height and would introduce a greater building height than the smaller residential structures in the area, which are one and two stories in height. However, the proposed design also includes an increased front setback from the required 15 feet to reduce the building's visual impact when viewed from East Elm Street. While the building is taller than the surrounding structures, it is not an extreme change in height, and the design has sufficient variation so as not to present as a monolith on the site. Staff believe that the additional setback of the building should be considered as a potential alternative means to meet the overall intent of this design goal.[11] Additionally, the underlying zoning district of R-5 Medium High Density Multiple-Family Residential Zoning District allows for a Floor Area Ratio of 0.9, or roughly 15,500 square feet of built area, and a maximum height of 35 feet. Achieving the permitted floor area in a shorter building would require a larger lot coverage area, impacting compliance with other design guidelines. Staff finds that the proposal makes a good faith effort to work within the recommendations of the design guidelines, while utilizing the allowances of the underlying zoning district.

3) Building Orientation

Staff Analysis: The building has a clearly defined front entrance, which is located under an overhang at the main gable front. Two simple columns emphasize the entrance, and the front door is surrounded by a pair of sidelites. The building is oriented towards the street, and does not have a blank front façade, which would be considered inappropriate. Staff finds that the proposed building is in line with the goals of the Building Orientation design principle.

4) Windows and Door Openings

Staff Analysis: The ratio of window openings to solids on the front façade is visually appealing and does not appear inadequate, inappropriate, or out of place. The windows are in proportion to the wall expanse of the front façade. The wall expanse within the façade zone is visually interrupted by windows in a balanced, but varied pattern. Staff finds that the proposed building is in line with the goals of the Windows and Door Openings design principle.

[11] East Urbana Design Guidelines, p. 1.

5) Landscaping

Staff Analysis: Two mature trees within the public right-of-way are being retained. The City's tree inventory identifies these trees as an English Oak and Northern Red Oak.[12] Two new trees, identified in the plan set as Bur Oaks, are being planted within the public right-of-way as required by the Zoning Ordinance. The addition of new trees in the right-of-way adds to the tree canopy of the area, no invasive species have been proposed, no astro turf is proposed, and the lot is not overly paved. Garbage receptacles for the residents are also screened by an enclosure. However, the applicant has confirmed that no shrubs or additional landscape elements are planned, which could result in an inappropriate expanse of turf without accent plantings. Lastly, though the majority of air conditioner condensing units located on a flat roof portion on the south side of the building, the condensing units for the first floor are not screened with landscaping, though they are located to the rear of the building and are not highly visible from the public right-of-way. Staff finds that this intent of this design principle is partially met, but that should the Board approve the application, a condition be added to require additional landscaping.

6) Parking Areas

Staff Analysis: Parking is located behind the main structure, is not within the façade zone, and is not extensive or excessive, while still providing access for residents with thirteen automobile spaces and ten bicycle parking spaces. Access to the parking area is proposed to be provided via an alley between East Elm and East Grove Streets, which would have less of a visual impact than an access drive off of East Elm Street. The proposed rear parking area is not screened, although alley-accessible, unscreened rear parking is common in this area of the design district, and the site abuts similar rear parking areas to the south and east. Staff finds that none of the examples of inappropriate design elements are represented in the proposed development, and that the location of parking is appropriate. While the parking is unscreened, it is not out of conformity with the immediate surroundings of the site.

7) Sustainability

Staff Analysis: Guidelines are offered in the design guidelines to encourage sustainability in development. The broadest guidance included is that wastefulness in building, excessive paved areas, intensive lighting, and a lack of provisions for pedestrians and bicyclists are considered to be inappropriate — none of which are utilized or featured in the proposed development. From the list of appropriate improvements (compiled from best practices in green building techniques), this project provides bicycle amenities and the planting of native trees via two Bur Oaks in the right-of-way. Staff finds that, in the context of the guidance of this section, the proposed development avoids all elements and practices identified as inappropriate, while implementing two of the suggested improvements from the list of appropriate elements.

Overall, staff finds that the proposed development is generally consistent with the intent of the East Urbana Design Guidelines. The proposal meets all mandatory requirements. The building is appropriately oriented toward East Elm Street, incorporates a clearly defined entrance and varied façade treatment, and uses changes in massing, roof form, and window openings to respond to the

[12] https://urbanail.treekeepersoftware.com

surrounding neighborhood. The proposed parking location is appropriate and does not introduce any of the parking configurations identified as inappropriate in the guidelines. Screening could further reduce the parking area's visual impact, though the proposed parking area in its current form is not substantially inconsistent with the parking patterns in the immediate surroundings. The proposal also avoids practices identified as inappropriate sustainability practices and incorporates bicycle facilities and native tree plantings among the appropriate sustainability practices. The proposal could more fully address the design guidelines in its use of landscaping, particularly the limited use of accent plantings such as shrubbery. Staff therefore finds that the proposal can satisfy the overall intent of the design guidelines with appropriate conditions of approval requiring additional landscaping, while the Board may also consider the proposed exterior materials as part of its deliberations.

Public Input

Staff published a legal ad in *The News-Gazette* to notify the public of the request and public hearing nineteen days prior to the Design Review Board meeting. Staff also sent letters to 32 neighboring property owners (within 250 feet of the subject property), notifying them of the request, and posted a public hearing sign on the property. As of September 25, 2026, staff have received three inquiries about the application for Design Review Board approval.

Options

The Design Review Board has the following options in Case No. 2026-EUDRB-01:

1. Approve the application.

2. Approve the application with conditions, as related to the adopted design guidelines.

3. Continue the public hearing to a later date and invite the applicant to resubmit, giving recommendations to the applicant to improve the design of the proposal and achieve conformity with this Ordinance and the intent of the adopted design guidelines.

4. Deny the application for Design Review Board approval. If the Board denies the application, it shall state its reasons for denial in writing and should make recommendations to help the applicant bring the proposal into compliance with the guidelines.

Approval of an application shall require a simple majority vote.[13] Four members shall constitute a quorum.[14] Should the Design Review Board choose to deny this application, the applicant would have two options: (1) submit a new application to address the Board's recommendations, (2) file an appeal with the Zoning Board of Appeals, which shall have the final authority.[15]

Per Section XI-12.B.3 of the Zoning Ordinance, the Design Review Board has the power to deny an application based on design considerations, even if the effect of doing so would be to deny development of a use permitted by right. However, in rendering a decision on an application, the Board is not otherwise authorized to prohibit a land use that is permitted by right in the applicable zoning district. As such, the Design Review Board is within its powers to deny an application based on design considerations, but it is not within the Board's powers to deny an application based on a proposed land use that would otherwise be permitted by right in the underlying zoning district.

[13] Urbana Zoning Ordinance XI-12.F.3.
[14] Urbana Zoning Ordinance XI-12.C.1.
[15] Urbana Zoning Ordinance XI-12.P.

Recommendation

Based on the findings outlined herein, the material provided in the application, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Design Review Board approve the submitted application with the following conditions:

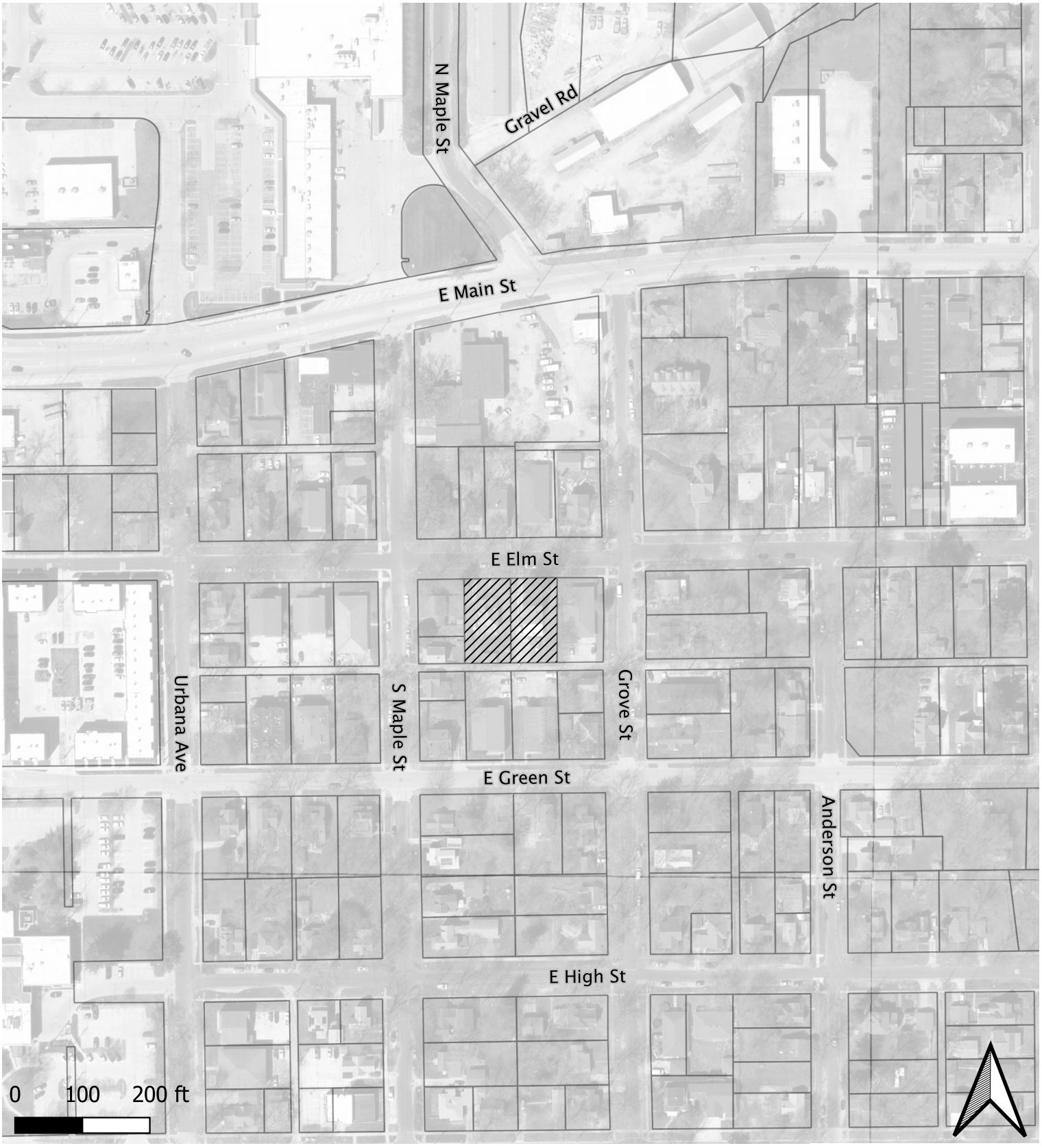
1. That shrubs be added to the landscape plans for the site to avoid large expanses of turf without accent plantings.

2. That the proposed development be in general conformance with the submitted plans, and as clarified by the applicant during the course of the public hearing.

Attachments: Exhibit A: Location Map
Exhibit B: Land Use Map
Exhibit C: Zoning Map
Exhibit D: Place Types Map
Exhibit E: Application
Exhibit F: Narrative Provided by Applicant
Exhibit G: Building Plans
Exhibit H: Rendering
Exhibit I: East Urbana Design Guidelines

CC: Andrew Fell, Applicant
Hao Liu, Owner
Design Review Board members
Evan Alvarez, Principal Planner
Nicholas Hanson, Building Official
Olivia Jovine, Zoning Administrator, Community Development Services Director

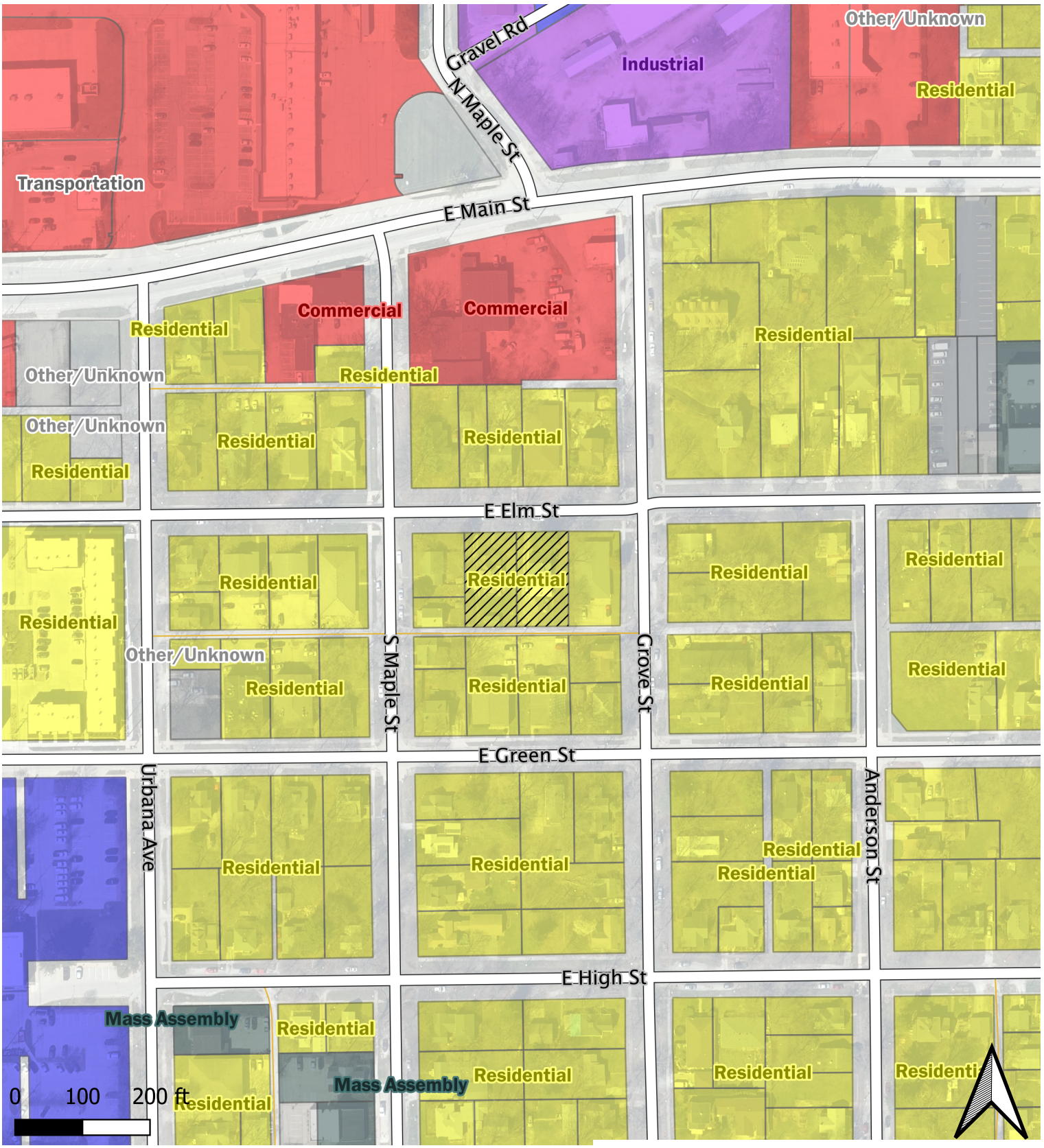
Location Map



Subject Property

CITY OF URBANA

Case: 2026-EUDRB-01
Subject: Design Review Board - East Urbana
Location: 503 and 505 E Elm St
Applicant: Andrew Fell on behalf of Hao Liu

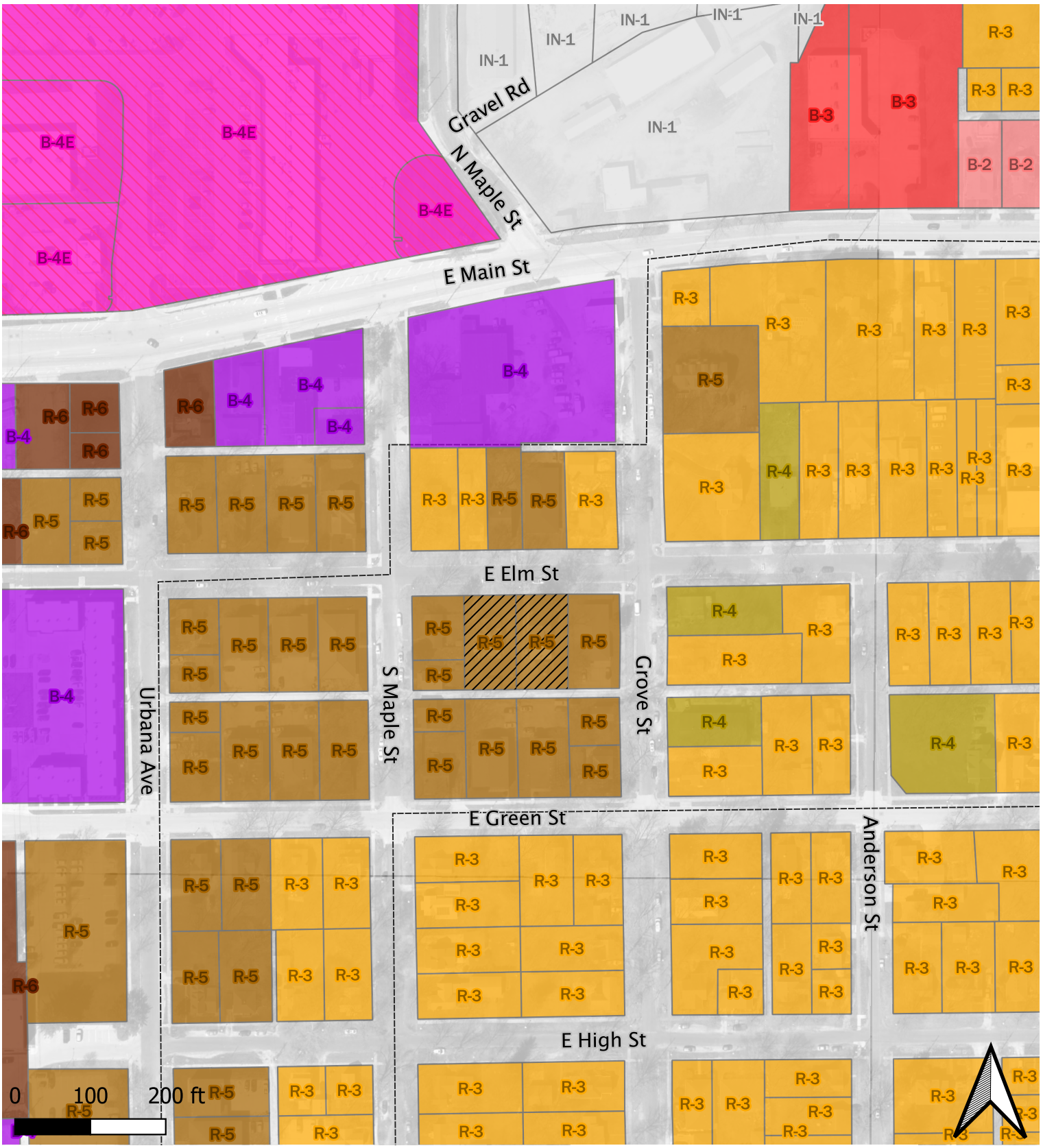


CITY OF URBANA

Case: 2026-EUDRB-01
Subject: Design Review Board - East Urbana
Location: 503 and 505 E Elm St
Applicant: Andrew Fell on behalf of Hao Liu

Subject Property
Land use
Residential
Commercial
Institutional
Parking
Mass assembly
Leisure

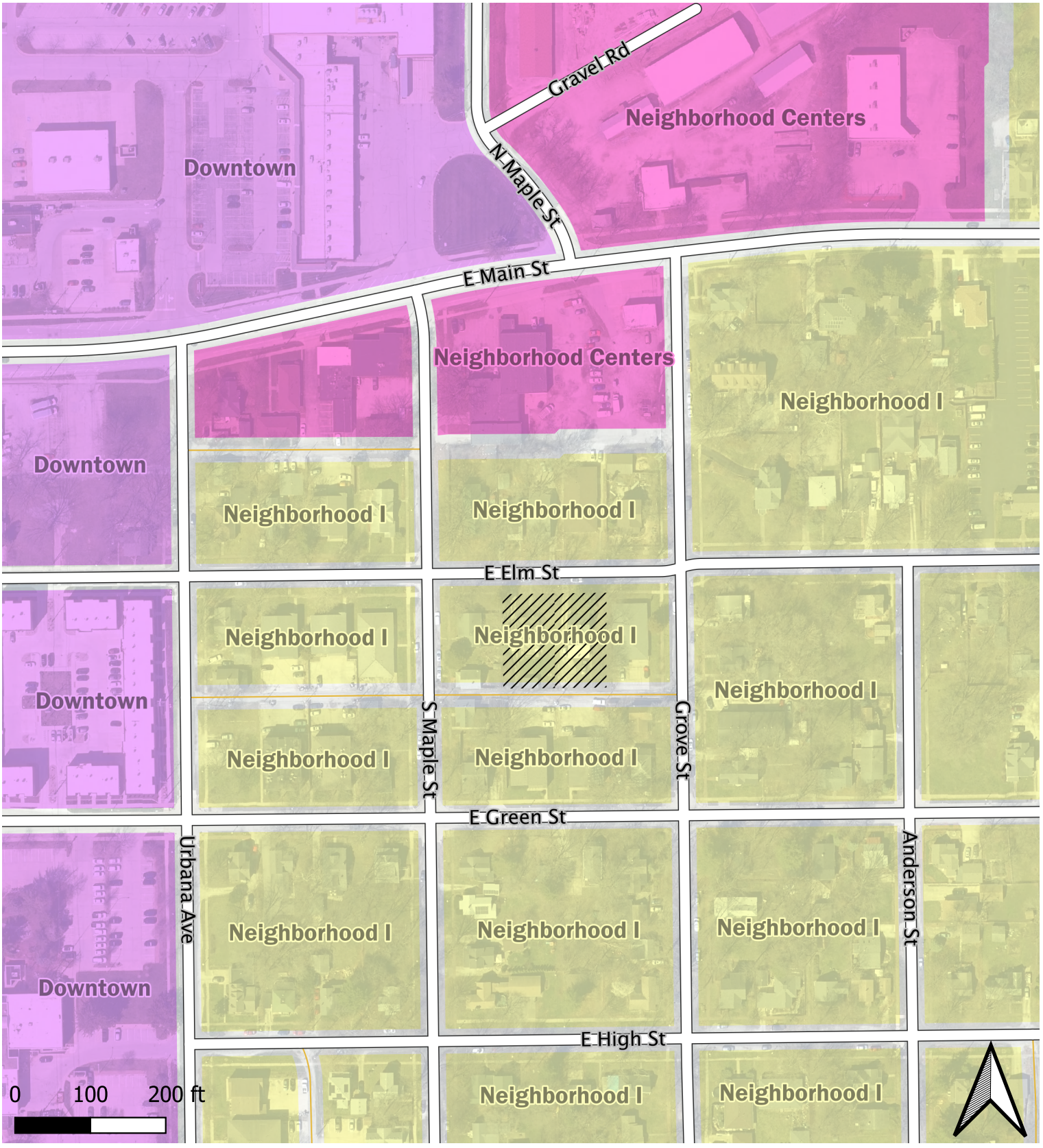
Exhibit B - Zoning



CITY OF URBANA

Case: 2026-EUDRB-01
Subject: Design Review Board - East Urbana
Location: 503 and 505 E Elm St
Applicant: Andrew Fell on behalf of Hao Liu

Subject Property
Zoning_View
B-1
B-2
B-3
B-4
CRE
MOR
R-2
R-3
R-4
R-5



CITY OF URBANA

Case: 2026-EUDRB-01
Subject: Design Review Board - East Urbana
Location: 503 and 505 E Elm St
Applicant: Andrew Fell on behalf of Hao Liu

Subject Property

CITY OF URBANA

APPLICATION FOR DESIGN REVIEW APPROVAL

INSTRUCTIONS:

The application fee must accompany the application when submitted for processing. Please refer to the City's website at http:/www.urbanaillinois.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.

Design Review requests are reviewed and decided upon by the Design Review Board at a public hearing.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 09-08-2026 Design Review Case No. 2026-EUDRB-01

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

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

APPLICANT CONTACT INFORMATION

Name of Applicant(s): ANDREW T. FELL Phone: [redacted]

Address *(street/city/state/zip code)*: 515 N. HICKORY, #101, CHAMPAIGN, IL 61820

Email Address: permits@andrewfell.com

Vested Interest of Applicant(s) *(Owner, Contract Buyer, etc.)*: ARCHITECT

OWNER INFORMATION

Name of Owner(s): HAO (MAX) LIU Phone: [redacted]

Address *(street/city/state/zip code)*: [redacted]

Email Address:

NOTE: Applications must be submitted by the owners of more than 50% of the property's ownership, a contract purchaser, or a person with evidence of written consent of the owner.

PROPERTY INFORMATION

Location of Subject Site: 503-505 EAST ELM STREET
PIN # of Location: 92-11-17-235-005 & 92-11-17-235-006
Design Review District: Please Choose One EAST URBANA
Lot Size: 138' x 125' = 17,250 S.F.
Current Zoning Designation: R-5
Current Land Use *(vacant, residence, grocery, factory, etc)*: RENTAL HOUSES
Proposed Land Use: SMALL MULTI-FAMILY BUILDING (APARTMENT)
Present Comprehensive Plan Designation: N2
How does this request conform to the Comprehensive Plan? N2 INCLUDED APARTMENT BUILDINGS

Legal Description:

~~SEE ATTACHED~~

LOTS 2 AND 3 IN BLOCK 4 OF JAMES THORPE'S ADDITION TO THE TOWN OF URBANA, AS PER PLAT RECORDED IN PLAT BOOK "A", AT PAGE 193, IN CHAMPAIGN COUNTY, ILLINOIS.

CONSULTANT INFORMATION

Name of Architect(s): ANDREW FELL ARCH & DESIGN Phone: 217.363.2890
Address *(street/city/state/zip code)*: 515 N. HICKORY, #101, CHAMPAIGN, IL 61820
Email Address: bbradshaw@bkbeng.com
Name of Engineers(s): BKB ENGINEERING Phone: 217.840.3546
Address *(street/city/state/zip code)*: 301 N. NEIL ST, SUITE 400, CHAMPAIGN, IL 61820
Email Address:
Name of Surveyor(s): BKB ENGINEERING Phone:
Address *(street/city/state/zip code)*:
Email Address:
Name of Professional Site Planner(s): BKB ENGINEERING Phone:
Address *(street/city/state/zip code)*:
Email Address:
Name of Attorney(s): Phone:
Address *(street/city/state/zip code)*:
Email Address:

PROPOSED WORK FOR WHICH DESIGN REVIEW IS BEING REQUESTED

Describe fully the proposed work to be done. Include details such as floor area of each type of use, number of units and allocation of bedrooms, and number of parking spaces. If in the MOR Zoning District, indicate if the project is the adaptive re-use of an existing structure.

NEW APARTMENT BUILDING. FULL DRAWING SET ATTACHED

What is the time schedule for development?

BEGIN ASAP FOR OCCUPANCY NEXT AUGUST

DESIGN REVIEW CRITERIA FOR PROJECTS IN THE MOR ZONING DISTRICT

Sections XI-12.L and XI-12.M of the Zoning Ordinance lists the criteria and standards used by the Design Review Board to review applications in the MOR Zoning District. The following questions concern the design of the project if it is located within the MOR Zoning District only.

For projects not incorporating the adaptive re-use of existing structures, has the project been prepared in conformance with the land use and development standards of the Urbana Zoning Ordinance?

N/A

How does the proposal demonstrate consistency with the intent of the MOR District (Section IV-2.1)?

N/A

How does the proposal demonstrate that required parking meets the criteria in Section XI-12.L?

N/A

How does the proposal demonstrate that the screening and landscaping meets the criteria in Section XI-12.L?

N/A

How does the proposal meet the site detail criteria in Section XI-12.L?

N/A

How does the proposal meet the design guidelines in Section XI-12.L(5) and Section XI-12.M(1)?
N/A

ADJUSTMENTS TO REGULATIONS FOR ADAPTIVE RE-USE PROJECTS IN THE MOR ZONING DISTRICT

Section 12.J authorizes the Design Review Board to modify some of the requirements of the Zoning Ordinance on a case-by-case basis in accordance with the purpose and objectives of the MOR District regulations if the proposal is an adaptive re-use project only.

List the Zoning Ordinance requirements that are requested to be modified for an adaptive re-use project.
N/A

What difficulties or conditions exist on this property that make it difficult to comply with the specific requirements of the Zoning Ordinance and make it necessary to request these modifications?
N/A

What other reasons justify granting the requested modifications?
N/A

What effects will the requested modifications have on adjacent properties? Will such modifications result in any negative impact or environmental incursions on the adjacent properties or in the vicinity of the proposal? If so, please provide evidence identifying such impacts and proposed solutions to mitigate or reduce the negative impacts resulting from the requesting modifications.
N/A

DESIGN REVIEW CRITERIA FOR PROJECTS IN THE LINCOLN-BUSEY CORRIDOR AND THE EAST URBANA DESIGN REVIEW OVERLAY DISTRICTS

Section XI-12.N of the Zoning Ordinance lists the criteria and standards used by the Design Review Board to review applications in the Lincoln-Busey Corridor and the East Urbana Design Review Overlay District. The following questions concern the design of the proposed project if it is located in one of these two overlay districts.

Has the project been prepared in conformance with the land use and development standards of the Urbana Zoning Ordinance? ALL APPLICABLE ITEMS FOLLOWED

How does this project conform to the intent of the applicable design guidelines as contained in the adopted design guidelines manual? ALL GUIDELINES MET

How does the project demonstrate compatibility with the overall character of the neighborhood? SCALE / MATERIALS

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 temporary yard sign(s) 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(s) of at least 50% of the subject property, contract purchaser, or authorized to make this application on the owner's behalf.

[redacted] 9.8.24

Applicant's Signature Date

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

ANDREW FELL
ARCHITECTURE AND DESIGN

515 NORTH HICKORY, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.363.2890
EMAIL: andrewfell@comcast.net

East Urbana design Review Board Submission
503-505 East Elm Street
Urbana, Illinois 61802

Dear Planning Department,

Following is a narrative in response to the Design Guidelines as outlined in the East Urbana Design Review District with respect to the proposed Development at 503 East Elm Street.

For context:

- The Building is a total of approximately 15,000 square feet distributed nearly equally over three floors.
- There are Eighteen units – all one bed, one bath.
- Thirteen automobile and ten bicycle parking spaces support the residents.

The main goal as listed in the Guide is to ensure construction compatible in scale and aesthetics to the surrounding neighborhood context. The Guide emphasizes 'Traditional Design' over the advancement of differing neighborhood fabric. Efforts have been made to keep the building a simple mass with simple materials to conform to these goals.

The project meets all 'Mandatory Requirements' of having the main façade and entry door face the street, and every story has at least two windows.

The building Design meets the other mandatory requirements of very other category listed in the Guidelines.

1. Façade Zone
    - Main Façade faces the street and contains the main entry and windows.
    - As much nuance as economically possible is designed into the façade. The existing neighborhood does not have finely detailed facades, so efforts were made to be compatible with scale, materials, and detailing.

2. Massing and Scale
    - The build – by its very nature of traversing two lots – has a larger mass than some surrounding structures, but this mass is broken up with an overhanging upper floor and varied roof lines. Detailing was done to be compatible with the neighborhood in materials.
    - The building was pushed further back from the front yard setback in order to help ease any feeling of bulk along the street face.

3. Building Orientation
    - The building façade and entry door face the street.
    - The entry is emphasized in the façade and is covered via the building overhang.

4. Window and Door Openings
    - The front façade contains the main entry door and windows.

- The window openings have been designed in a way to be compatible with the surrounding buildings in scale and as they relate to other building aspects of massing and proportion.

5. Landscaping
   - New landscaping is introduced as per the Zoning Ordinance requirements.
   - There are two existing trees in the public right-of-way, and two new trees have been added to the public right-of-way. Note that these are not shown in the rendering – so the building is visible.
   - Existing healthy, mature trees will be retained to the greatest extent possible.
   - The project requires eighteen individual condensing units (one for each apartment). These have been located so they are not visible from the Public Way. The first floor condensers are located in the rear of the building and the condensers for floors two and three are located on a flat roof portion on the south side of the building.

6. Parking Areas
   - Parking is behind the building accessed off of the alley. This removes some traffic from the street.
   - Parking is intentionally kept to Zoning minimum (as per the date of Permitting) so as to minimize the automobile impact to the neighborhood. The intended demographic is not car dependent.

7. Sustainability
   - All project specific efforts have been made to generate a Sustainable Development as economically and practically as possible. Current socio-economic reality makes this difficult.

In conclusion – In our opinion the project conforms to not only the intent, but to the specifics as listed in the governing document.

Sincerely,

[redacted]

Andrew T. Fell AIA

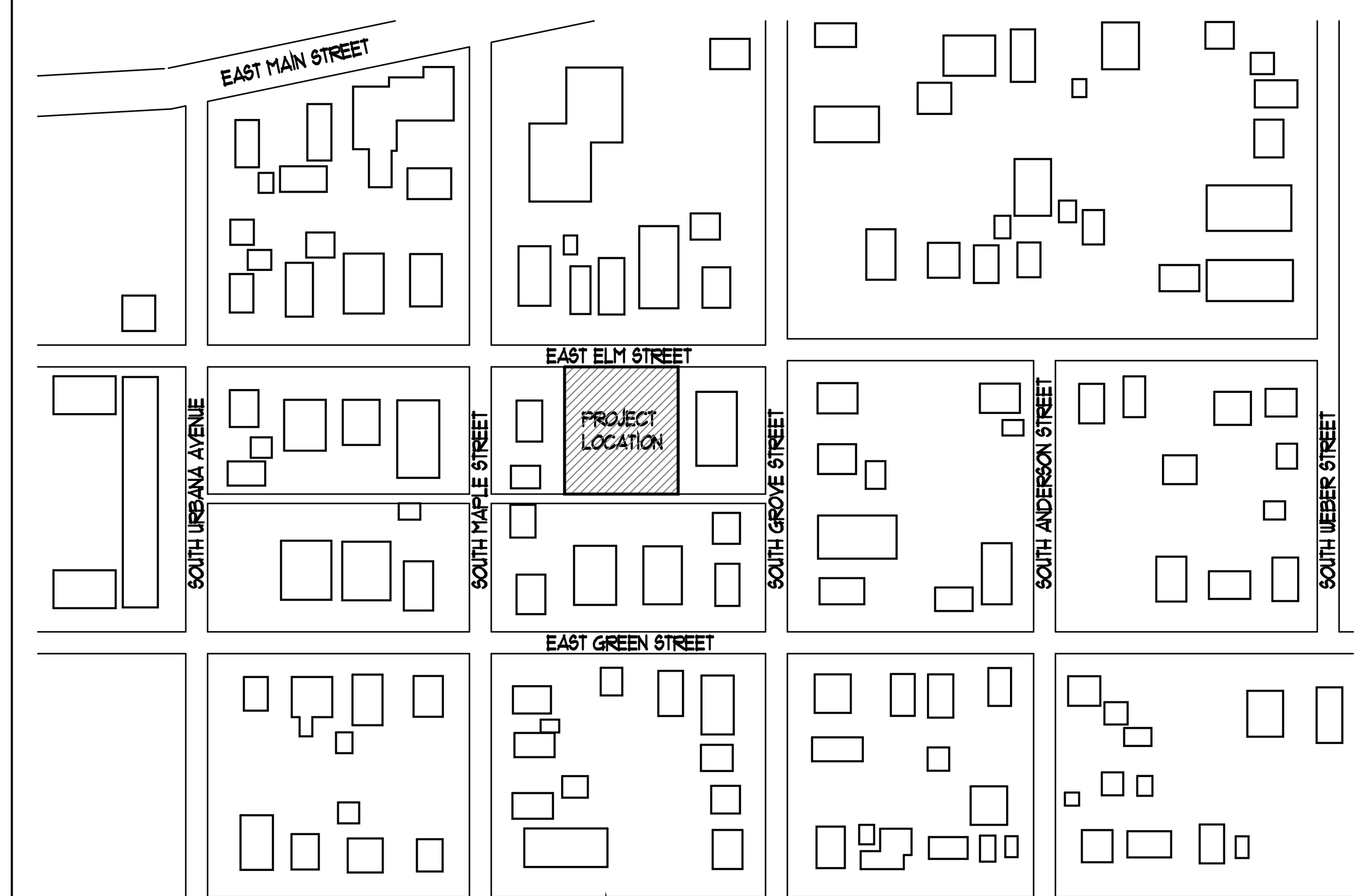
ANDREW FELL
ARCHITECTURE AND DESIGN

503-505 EAST ELM

Exhibit G - Plans

NEW CONSTRUCTION

503-505 EAST ELM STREET
URBANA, ILLINOIS 61801



17 / T1.0 LOCATION MAP
NOT TO SCALE
NORTH

INDEX OF DRAWINGS

T1.0 TITLE SHEET / CODE REVIEW

C1 TOPOGRAPHIC SURVEY / DEMOLITION PLAN
C2 SITE LAYOUT PLAN
C3 GRADING & EROSION CONTROL PLAN
C4 UTILITY PLAN
C5 SITE DETAILS
C6 SITE DETAILS
C7 SITE DETAILS

S1.0 SITE PLAN / EV CHARGING PLAN / DETAILS
S1.1 LANDSCAPE PLAN / DETAILS
S1.2 STAIR / RAMP DETAILS

A1.0A FIRST FLOOR PLAN - NOTATIONS
A1.0B FIRST FLOOR PLAN - DIMENSIONS
A1.1A SECOND FLOOR PLAN - NOTATIONS
A1.1B SECOND FLOOR PLAN - DIMENSIONS
A1.2A THIRD FLOOR PLAN - NOTATIONS
A1.2B THIRD FLOOR PLAN - DIMENSIONS
A2.0 BUILDING ELEVATIONS / DETAILS
A2.1 BUILDING ELEVATIONS / DETAILS
A3.0 BUILDING SECTIONS / DETAILS
A3.1 BUILDING SECTIONS / DETAILS
A3.2 BUILDING SECTIONS / DETAILS
A4.0 INTERIOR DETAILS
A4.1 H/C CONVERSION DETAILS
A4.2 H/C CONVERSION PLAN
A4.3 ENLARGED H/C BATHROOM PLANS / DETAILS
A4.4 STAIR PLANS & DETAILS
A5.0 WALL SECTIONS
A5.1 WALL SECTIONS / DETAILS
A5.2 WALL TYPES / DETAILS
A5.3 ROOF PLAN
A5.4 ROOF DETAILS
A6.0 SCHEDULES / DETAILS
A7.0 SPECIFICATIONS
A7.1 SPECIFICATIONS

UL1.0 UL LISTINGS

ST1.0 FOUNDATION PLAN
ST1.1 SECOND FLOOR FRAMING PLAN
ST1.2 THIRD FLOOR FRAMING PLAN
ST1.3 ROOF FRAMING PLAN
ST1.4 STRUCTURAL DETAILS
ST1.5 STRUCTURAL DETAILS / SPECIFICATIONS 1

M0.0 MECHANICAL SPECIFICATIONS / DETAILS
M0.1 MECHANICAL SCHEDULES / DETAILS
M1.0 MECHANICAL PLANS

E0.0 ELECTRICAL SYMBOLS LIST / ELECTRICAL SPECIFICATIONS
E1.0 ELECTRICAL & LIGHTING PLANS
E2.0 LOAD SCHEDULES / LOAD CALCULATIONS / DETAILS
E2.1 ONE LINE DIAGRAM

P0.0 PLUMBING SYMBOLS LIST / PLUMBING SPECIFICATIONS
P0.1 PLUMBING DETAILS
P1.0 SANITARY PLANS / WATER SUPPLY PLANS
P2.0 SUPPLY RISER DIAGRAMS
P2.1 SANITARY RISER DIAGRAMS

GENERAL NOTES

1. CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS APPLICABLE TO THIS PROJECT REQUIRED BY THE CITY OF URBANA.
2. ALL WORK SHALL BE DONE IN FULL COMPLIANCE WITH LOCAL BUILDING CODES AND STATE AND FEDERAL SAFETY REGULATIONS.
3. CONTRACTOR SHALL AT ALL TIMES KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF DEBRIS OR WASTE MATERIAL. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR THE LOCATION OF WASTE DISPOSAL EQUIPMENT.
4. CONTRACTOR SHALL PROTECT AND PRESERVE EXISTING SIDEWALKS, CURBS AND PAVEMENT ADJACENT TO PROJECT SITE THAT ARE NOT INDICATED TO BE REMOVED. AT COMPLETION OF PROJECT, CONTRACTOR SHALL REPLACE ANY SIDEWALK, CURB OR PAVEMENT DAMAGED DURING THE CONSTRUCTION PROCESS CONFORMING TO REQUIREMENTS OF THE CITY OF URBANA.
5. THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: JULIE 1-800-892-0123.
6. THE BUILDING TO BE EQUIPPED THROUGHOUT WITH TYPE 13R AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13R.
7. FIRE ALARM SYSTEM FOR MONITORING SPRINKLER SYSTEM TO BE DESIGNED BY NICET LEVEL 3 TECHNICIAN OR REGISTERED DESIGN PROFESSIONAL. ALL SPRINKLER SHOP DRAWINGS TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
8. ARCHITECT REVIEWED AND APPROVED SPRINKLER AND FIRE ALARM SHOP DRAWINGS TO BE PROVIDED TO THE CITY AS SOON AS THEY ARE REVIEWED AND APPROVED BY ARCHITECT.
9. ARCHITECT REVIEWED AND APPROVED SHOP DRAWINGS FOR FLOOR AND ROOF TRUSSES, STAIRS, GUARDRAILS AND HANDRAILS TO BE PROVIDED TO THE CITY AS THEY ARE REVIEWED AND APPROVED BY ARCHITECT.
10. CONTRACTOR SHALL PROVIDE AND INSTALL A "KNOX BOX" (LOCKED KEY BOX) AT EXTERIOR IN ACCORDANCE WITH THE CITY OF URBANA MUNICIPAL CODE. URBANA FIRE DEPARTMENT SHALL BE CONTACTED FOR VERIFICATION OF LOCATION AND INFORMATION AS FOR REQUIRED UNIT.
11. IF WALLS ARE BUILT OFF-SITE, ARCHITECT OR STRUCTURAL ENGINEER OF RECORD SHALL REVIEW WALL PANEL SHOP DRAWINGS TO ENSURE STUD SIZES, SPACING OF STUDS, PANEL EXTENSION STRAPS, HEADER SIZES ARE ADEQUATE FOR LOADING.
12. PROJECT SHALL ADHERE TO ANY AND ALL ZONING AND SITE REVIEW COMMENTS.
13. THE ARCHITECT TAKES NO RESPONSIBILITY FOR THE WORK OF OTHERS TO BE COORDINATED WITH THESE DOCUMENTS.
14. ELECTRONIC PLAN SUBMITTAL OF FINAL REVISED CONSTRUCTION PLANS SHALL BE SUBMITTED TO CITY OF URBANA INSPECTION DEPARTMENT FOR STORAGE PURPOSES.
15. GENERAL CONTRACTOR SHALL PROVIDE FIREBLOCKING AS REQ'D IN:

A. CONCEALED WALL SPACES.
1) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
B. CONNECTIONS BETWEEN HORIZ. AND VERT. SPACES.
C. BTWN STAIR STRINGERS AT TOP AND BOTTOM OF EACH RUN.
D. AT CEILING AND FLOOR OPENINGS.
E. WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND EXTERIOR ARCHITECTURAL ELEMENTS.
F. BELOW CONCEALED SLEEPER SPACES.

<u>TECHNICAL TESTING AND INSPECTION OF CONSTRUCTION:</u>
A 3RD PARTY INDEPENDENT TESTING AGENCY SHALL TEST THE FOLLOWING ITEMS AND SUBMIT RESULTS TO CONTRACTOR, ARCHITECT AND BUILDING SAFETY FOR REVIEW:
FOOTING SOIL BEARING CAPACITY
CONCRETE COMPRESSIVE STRENGTH AND SLUMP TESTING
CONCRETE PREPARED FILLS

<u>TECHNICAL SUBMISSIONS FOR CITY DEPARTMENTS ABOVE AND BEYOND DRAWING SET HEREIN:</u>
TECHNICAL SUBMISSIONS (SHOP DRAWINGS) WHEN AVAILABLE FOR ALL MATERIALS, SYSTEMS, ENGINEERED COMPONENTS ON PROJECT SHALL BE SUBMITTED TO THE ARCHITECTS OFFICE FOR REVIEW AND APPROVAL AND SUBSEQUENT SUBMISSION OF SEALED SHOP DRAWINGS TO CITY OF URBANA BUILDING SAFETY. SELECT ITEMS PREPARED, ENGINEERED, SEALED AND SIGNED BY ILLINOIS LICENSED PROFESSIONALS INCLUDING BUT NOT LIMITED TO: ROOF TRUSS, FLOOR TRUSS, STRUCTURAL STEEL, STAIR, HANDRAIL, AND GUARDRAIL, FIRE ALARM, FIRE SUPPRESSION SYSTEMS, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

ZONING REVIEW

LOT ZONED: R-5

BUILDING CLASSIFICATION = MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT

BUILDING AREA (GROSS FLOOR AREA):
1ST FLOOR = 5,090 S.F.
2ND FLOOR = 4,974 S.F.
3RD FLOOR = 4,974 S.F.
TOTAL = 15,038 S.F.

CUBIC BUILDING AREA:
1ST FLOOR = 5,090 S.F. x 11'-2' = 56,838 C.F.
2ND FLOOR = 4,974 S.F. x 10'-10' = 53,885 C.F.
3RD FLOOR = 4,974 S.F. x 10'-10' = 53,885 C.F.
TOTAL = 164,608 C.F.

NOTE: BUILDING TO BE FULLY SPRINKLERED W/ 13R SYSTEM.

TABLE VI-3 DEVELOPMENT REGULATIONS
MIN. LOT SIZE = 6,000 S.F.
ACTUAL LOT SIZE = 17,338 S.F.
MIN. LOT WIDTH = 60'-0"
ACTUAL LOT WIDTH = 69'-0"

MIN. FRONT YARD SETBACK = 15'-0"
ACTUAL FRONT YARD SETBACK = 15'-0"
MIN. SIDE YARD SETBACK = 5'-0"
ACTUAL SIDE YARD SETBACK = 5'-0"
MIN. REAR YARD SETBACK = 5'-0"
ACTUAL REAR YARD SETBACK = 5'-0"

MAX. BUILDING HEIGHT = 35'-0"
ACTUAL BUILDING HEIGHT = 34'-6 1/8"

MAX. BUILDING FLOOR AREA RATIO = 0.9
ACTUAL BUILDING FLOOR AREA RATIO = 15,038 S.F. / 17,338 S.F. = 0.87
MIN. OPEN SPACE RATIO = 0.3
OPEN SPACE AREA = 4,804 S.F.
ACTUAL OPEN SPACE RATIO = 4,804 S.F. / 15,038 S.F. = 0.32

BUILDING CONTAINS 18 1 BEDROOM APARTMENTS

PARKING REQUIREMENTS
NO. OF BEDROOMS x .7 SPACES / 1 BEDROOM UNIT
18 x .7 SPACES = 12.6 SPACES
TOTAL SPACES REQ'D = 13 SPACES
TOTAL SPACES PROVIDED = 13 SPACES 1

BICYCLE PARKING REQUIREMENTS
MULTIFAMILY USE = 1 PER 2 DWELLING UNITS
REQ'D SPACES = 18 UNITS / 2 = 9
SPACES PROVIDED = 10 (5 LOOPS) 1

CODE REVIEW

<u>CODES AND STANDARDS (AS ADOPTED BY CITY OF URBANA)</u>
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FIRE PREVENTION CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2014 ILLINOIS PLUMBING CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 ILLINOIS ACCESSIBILITY CODE
2024 ENERGY CONSERVATION CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2015 NFPA 101 LIFE SAFETY CODE

BUILDING OCCUPANCY CLASSIFICATION: RESIDENTIAL USE R-2

CONSTRUCTION TYPE = VB

NOTE: BUILDING TO BE EQUIPPED THROUGHOUT WITH TYPE 13R AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.2.

TABLE 504.3 ALLOWABLE BUILDING HEIGHT:
R USE, TYPE 13R SPRINKLED BUILDING, VB CONSTRUCTION
ALLOWABLE HEIGHT = 60'
ACTUAL HEIGHT = 34'-6 1/8"

TABLE 504.4 ALLOWABLE NUMBER OF STORIES:
R-2 USE, TYPE 13R SPRINKLED BUILDING, VB CONSTRUCTION
ALLOWABLE NUMBER OF STORIES = 3
ACTUAL NUMBER OF STORIES = 3

TABLE 506.2 ALLOWABLE AREA:
R-2 USE, TYPE 13R SPRINKLED BUILDING, VB CONSTRUCTION
ALLOWABLE AREA PER FLOOR = 7,000 S.F.
1ST FLOOR ACTUAL AREA = 5,090 S.F.
2ND FLOOR ACTUAL AREA = 4,974 S.F.
3RD FLOOR ACTUAL AREA = 4,974 S.F.

CUBIC BUILDING VOLUME: (INCLUDING JOIST SPACE)
1ST FLOOR = 5,090 S.F. x 11'-2' = 56,838 C.F.
2ND FLOOR = 4,974 S.F. x 10'-10' = 53,885 C.F.
3RD FLOOR = 4,974 S.F. x 10'-10' = 53,885 C.F.
ROOF VOLUME = 1,932 S.F. x 1'-9 1/2' = 3,462 C.F.
1,509 S.F. x 4'-0 3/4" = 6,132 C.F.
1,717 S.F. x 4'-7 1/8" = 8,004 C.F.
TOTAL CUBIC BUILDING VOLUME = 182,206 C.F.

TABLE 601, FIRE RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS:
RESIDENTIAL - TYPE VB CONSTRUCTION

PRIMARY STRUCTURE FRAME =	0 HOUR
BEARING WALLS, EXTERIOR =	0 HOUR
BEARING WALLS, INTERIOR =	0 HOUR
NON-BEARING WALLS, EXTERIOR (TABLE 602) = SEP DIST. = +30')	0 HOUR (FIRE
NON-BEARING WALLS, INTERIOR =	0 HOURS
FLOOR CONSTRUCTION =	0 HOUR
ROOF CONSTRUCTION =	0 HOUR

TABLE 705.5 FIRE RESISTANCE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.
FIRE SEPARATION DISTANCE AT ALL FACADES IS GREATER THAN 10', THEREFORE NO FIRE RATING REQUIRED.

705.8 ALLOWABLE AREA OF EXTERIOR UNPROTECTED OPENINGS IN SPRINKLERED BUILDING
NORTH, EAST & SOUTH WALLS - FIRE SEPARATION DISTANCE = +25' = NO LIMIT
WEST WALL - FIRE SEPARATION DISTANCE = 15', BUT LESS THAN 20' = 75%

708.1 FIRE PARTITIONS
420.2: WALLS SEPARATING DWELLING UNITS TO BE 1 HOUR FIRE RATED
420.3: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS TO BE 1 HOUR FIRE RATED

718.1 CONCEALED SPACES:
FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS.

718.2 FIREBLOCKING
FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN:
1. CONCEALED WALL SPACES:
   a. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
2. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES
3. STAIR STRINGERS AT TOP AND BOTTOM OF EACH RUN
4. CEILING AND FLOOR OPENINGS
5. CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND EXTERIOR ARCHITECTURAL ELEMENTS
6. BELOW CONCEALED SLEEPER SPACES

718.2.1 FIREBLOCKING MATERIALS:
1. 2x NOMINAL LUMBER
2. MIN. 1/2" G.W.B.
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.

718.4 DRAFTSTOPPING IN ATTICS, GROUP R-2
EXCEPTION: DRAFTSTOPPING NOT REQUIRED IN BUILDINGS

CODE REVIEW, CONT.

EQUIPPED THROUGHOUT WITH TYPE 13R AUTOMATIC SPRINKLER SYSTEM.

TABLE 803.13, INTERIOR WALLS AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:
SPRINKLERED BUILDINGS:
EXIT ENCLOSURES AND EXIT PASSAGEWAYS = CLASS C
CORRIDORS = CLASS C
ROOMS AND ENCLOSED SPACES = CLASS C

903.4, SPRINKLER SYSTEM SUPERVISION AND ALARMS:
ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, ETC. SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT.

903.4.1, MONITORING:
ALARM, SUPERVISORY AND TROUBLE SIGNALS SHALL BE DISTINCTLY DIFFERENT AND SHALL BE AUTOMATICALLY TRANSMITTED TO AN APPROVED SUPERVISING STATION OR WHEN APPROVED BY THE FIRE CODE OFFICIAL, SHALL SOUND AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

903.4.2, ALARMS:
APPROVED AUDIBLE DEVISED SHALL BE CONNECTED TO EVERY AUTOMATIC SPRINKLER SYSTEM. ALARM DEVICES SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION.

906.1, PORTABLE FIRE EXTINGUISHERS WHERE REQUIRED:
1. IN NEW R-2 OCCUPANCIES (MIN. 1 IN EACH DWELLING UNIT)
2. N/A
3. N/A
4. ON EACH FLOOR OF STRUCTURE.
5. N/A
6. N/A

907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS
SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL COMPLY WITH UL 217 AND INSTALLED IN ACCORDANCE W/ 907.2.11.2-907.2.11.4 AND NFPA 72.

907.2.11.2 GROUPS R-2
SINGLE AND MULTIPLE STATION SMOKE ALARMS TO BE INSTALLED:
1. ON CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING.
3. IN EACH STORY WITHIN DWELLING UNIT.

907.2.11.3 INSTALLATION NEAR COOKING APPLIANCES
SMOKE ALARMS TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN UNIT. ALARM TO BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS W/ ALL INTERVENING DOORS CLOSED.

907.2.11.6 POWER SOURCE
SMOKE ALARMS TO RECEIVE PRIMARY POWER FROM BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM COMMERCIAL SOURCE AND WILL BE EQUIPPED W/ BATTERY BACKUP. SMOKE ALARMS W/ INTEGRAL STROBES NOT EQUIPPED W/ BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS TO EMIT SIGNAL WHEN BATTERIES ARE LOW. WIRING TO BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQ'D FOR OVERCURRENT PROTECTION. NO BATTERY BACKUP REQ'D WHERE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM.

907.5 OCCUPANT NOTIFICATION
FIRE ALARM SYSTEM TO ANNUNCIATE AT PANEL AND INITIATE OCCUPANT NOTIFICATION UPON ACTIVATION IN ACCORDANCE W/ 907.5.1 THROUGH 907.5.2.3.4. IT IS TO BE ACTIVATED BY:
1. AUTOMATIC FIRE DETECTORS
2. SPRINKLER WATERFLOW DEVICES
3. MANUAL FIRE ALARM BOXES
AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

907.5.1.1 PRESIGNAL FEATURE
PRESIGNAL FEATURE NOT TO BE INSTALLED.

907.5.2 ALARM NOTIFICATION APPLIANCES
ALARM NOTIFICATION APPLIANCES TO BE PROVIDED AND LISTED FOR THEIR PURPOSE. AUDIBLE ALARM NOTIFICATION APPLIANCES TO BE PROVIDED AND TO EMIT SOUND NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT OF FIRE ALARM.

907.5.2.1.1 AVERAGE SOUND PRESSURE
SOUND PRESSURE LEVEL TO BE 15 dBA ABOVE AVERAGE AMBIENT SOUND LEVEL OR 5 dBA ABOVE MAX. SOUND LEVEL HAVING DURATION OF AT LEAST 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIABLE SPACE WITHIN BUILDING.

907.5.2.1.2 MAX. SOUND PRESSURE
MAX. SOUND PRESSURE LEVEL TO BE 110 dBA AT MINIMUM HEARING DISTANCE FROM AUDIBLE APPLIANCE.

907.5.2.2 EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS TO BE DESIGNED AND INSTALLED IN ACCORDANCE W/ NFPA 72. OPERATION OF ANY AUTOMATIC FIRE DETECTOR, SPRINKLER WATERFLOW DEVICE OR MANUAL FIRE ALARM BOX TO AUTOMATICALLY SOUND ALERT TONE FOLLOWED BY VOICE INSTRUCTIONS GIVING APPROVED INFORMATION AND DIRECTIONS FOR GENERAL OR STAGED EVACUATION IN ACCORDANCE W/ BUILDING'S FIRE SAFETY AND EVACUATION PLANS REQ'D BY SECTION 404 OF IFC. SPEAKERS TO BE PROVIDED THROUGH BUILDING BY PAGING ZONES: EXIT STAIRWAYS AND EACH FLOOR,

CODE REVIEW, CONT.

AT MINIMUM.

907.5.2.2.1 MANUAL OVERRIDE
MANUAL OVERRIDE FOR EMERGENCY VOICE COMMUNICATION TO BE PROVIDED ON SELECTIVE AND ALL-CALL BASIS FOR ALL PAGING ZONES.

907.5.2.2.2 LIVE VOICE MESSAGES
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM TO HAVE CAPABILITY TO BROADCAST LIVE VOICE MESSAGES BY PAGING ZONES ON SELECTIVE AND ALL-CALL BASIS.

907.5.2.2.5 STANDBY POWER
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS TO BE PROVIDED W/ APPROVED EMERGENCY POWER SOURCE.

907.5.2.3.1 PUBLIC USE & COMMON USE AREAS
VISIBLE ALARM NOTIFICATION APPLIANCES TO BE PROVIDED IN PUBLIC AND COMMON AREAS.

907.5.2.3.3, GROUP R-2:
IN GROUP R-2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE FIRE ALARM SYSTEM, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1.

TABLE 1004.5, MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:
RESIDENTIAL = 200 S.F. GROSS
1ST FLOOR = 5,090 S.F. / 200 S.F. = 26 OCCUPANTS
2ND FLOOR = 4,974 S.F. / 200 S.F. = 25 OCCUPANTS
3RD FLOOR = 4,974 S.F. / 200 S.F. = 25 OCCUPANTS
TOTAL = 76 OCCUPANTS MAX.

1005.3.1 STAIRWAY MINIMUM REQUIRED EGRESS WIDTH
MINIMUM REQ'D WIDTH = OCCUPANTS x 0.3" = 76 x .3" = 22.8"
ACTUAL MINIMUM WIDTH = 45.625"

1005.3.2 OTHER EGRESS COMPONENTS MINIMUM EGRESS WIDTH
MINIMUM WIDTH = OCCUPANTS x 2" = 76 x 2" = 15.2"
ACTUAL MINIMUM WIDTH = 45.625"

1006.3.2 PATH OF EGRESS TRAVEL
THE PATH OF EGRESS TRAVEL TO AN EXIT SHALL NOT PASS THROUGH MORE THAN ONE ADJACENT STORY.

1007.1.1, TWO EXITS OR EXIT ACCESS DOORWAYS:
WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.
EXCEPTION 2:
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

1011.2, STAIRWAYS WIDTH & CAPACITY:
THE MINIMUM WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 44".

TABLE 1020.1, CORRIDORS:
CORRIDOR FIRE-RESISTANCE RATING PER R OCCUPANCY WITH SPRINKLER = 0.5 HR 1

1023.2 INTERIOR EXIT STAIRWAY CONSTRUCTION
INTERIOR EXIT STAIRWAY CONNECTING LESS THAN 4 STORIES = 1 HOUR ENCLOSURE

DESIGN LOADS:
FLOORS- UNITS= 50 P.S.F. LIVE LOAD
FLOORS- COMMON AREAS= 100 P.S.F. LIVE LOAD
DECK & BALCONIES = MIN. 100 P.S.F UNIFORMLY DISTRIBUTED LIVE LOAD
ROOF = 25 P.S.F LIVE LOAD
DRIFTED SNOW LOAD= 35 P.S.F.
ULTIMATE DESIGN WIND SPEED Vult = 107 M.P.H.
NOMINAL DESIGN WIND SPEED Vasd = 84 M.P.H. PER IBC 1609.3
WIND EXPOSURE B
SEISMIC= Av=.09, As=.15
DESIGN CATEGORY= C
SEISMIC USE GROUP= 1
SOIL BEARING CAPACITY ASSUMED AT 1,500 PSF

GUARD RAILS SHALL BE ABLE TO WITHSTAND A LOAD OF 50 LBS PER LINEAR FOOT APPLIED IN ANY DIRECTION AT THE TOP OF THE RAIL AND TRANSFER THIS LOAD TO THE STRUCTURE.

GUARD RAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND TRANSFER THE LOAD TO THE STRUCTURE.

INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS & PANEL FILLERS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 LBS.

ENERGY NOTES:

<u>PROJECT IS TO FULLY COMPLY WITH THE 2024 EDITION OF THE IECC FOR RESIDENTIAL EFFICIENCY</u>

CLIMATE ZONE = 5A

BUILDER IS RESPONSIBLE FOR PROVIDING CERTIFICATE LISTING BUILDING COMPONENTS, R-VALUES, EFFICIENCIES, ETC. AS LISTED IN SECTION 401.3

BUILDING THERMAL ENVELOPE INSULATION AND FENESTRATION REQUIREMENTS:

TABLE R402.1.3 MIN. R-VALUES AND FENESTRATION REQ'S
VERTICAL FENESTRATION U-FACTOR = 0.28 MAXIMUM
SKYLIGHT U-FACTOR = 0.50 MAXIMUM
GLAZED FENESTRATION SHGC = NR
CEILING = R-49
WOOD FRAME WALL = R-30 OR R-20 & R-5ci OR R-13 & R-10ci OR R-0 & R-20ci - R-30 USED
FLOOR = R-30 OR R-19+R-7.5ci OR R-20ci - R-30 USED
UNHEATED SLAB = R-10ci FOR DEPTH OF 3 FEET MINIMUM

R403.3.5 PERFORM DUCT LEAKAGE TEST ON 20% OF UNITS.

CONTINUOUS INSULATED SHEATHING (DOW THERMAX) HAS AN PERM VALUE GREATER THAN 1, THEREFORE THE VAPOR RETARDER SHALL BE A CLASS III LATEX PAINT IN LIEU OF POLYETHYLENE VAPOR BARRIER OR CRAFT FACED INSULATION.

ATTIC ACCESS PANELS ARE TO BE WEATHERSTRIPPED AND INSULATED TO A LEVEL TO MATCH SURROUNDING SURFACES.

FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF FLOOR SHEATHING.

SLABS ON GRADE ARE TO BE INSULATED AS INDICATED ON THE DRAWINGS.

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO PREVENT AIR INFILTRATION. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM, OR SOLID MATERIAL:
ALL JOINTS SEAMS AND PENETRATIONS
SITE BUILT WINDOWS, DOORS AND SKYLIGHTS
OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
UTILITY PENETRATIONS
DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
KNEE WALLS
WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
COMMON WALLS BETWEEN DWELLING UNITS
ATTIC ACCESS OPENINGS
RIM JOIST JUNCTION
OTHER SOURCES OF INFILTRATION

BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION SHALL BE CONSIDERED ACCEPTABLE WHEN ITEMS LISTED AND APPROPRIATE ARE FIELD VERIFIED BY THE LOCAL CODE OFFICIAL OR AN APPROVED INDEPENDENT PARTY.

AIR SEALING AND INSULATION SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED WITH A BLOWER DOOR TEST OR A VISUAL INSPECTION PERFORMED BY AN APPROVED THIRD PARTY AGENCY (HERS CERTIFIED OR BUILDING PERFORMANCE INSTITUTE CERTIFIED). REPORT TO BE SUBMITTED TO LOCAL AUTHORITY PRIOR TO FINAL INSPECTION.

ENERGY NOTES, CONT.

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

RECESS LIGHTING INSTALLED IN THE THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE AND SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283. ALL RECESSED FIXTURES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING SURFACE.

<u>MECHANICAL SYSTEMS:</u>

AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM

WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, AT LEAST ONE PROGRAMMABLE AND CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. IT SHALL INCLUDE THE CAPABILITY TO SET BACK TO TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN A ZONE TEMPERATURE DOWN TO 55 DEGREES F. OR UP TO 85 DEGREES F. THE THERMOSTAT SHALL BE INITIALLY PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES F. AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES F.

HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF r8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R6.

ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. ALL JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF THE IRC.

BUILDING FRAMING CAVITIES MAY NOT BE USED FOR SUPPLY DUCTS.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F. OR BELOW 55 DEGREES F. SHALL BE INSULATED TO A MINIMUM OF R3.

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R2. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE IRC.

<u>ELECTRICAL:</u>

A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

STATEMENT OF COMPLIANCE

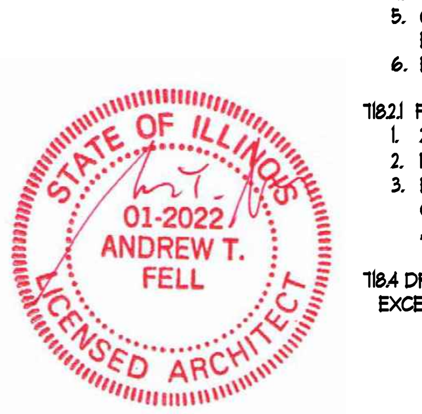
I HAVE PREPARED, OR CAUSED TO PREPARE, UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS FOR THIS THREE STORY MULTI FAMILY APARTMENT BUILDING AT 503-505 EAST ELM STREET IN URBANA, ILLINOIS, AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.

SIGNED: ANDREW T. FELL, ARCHITECT/ENGINEER

DESIGN FIRM LICENSE NUMBER: 184-002197 EXP: 04/30/27 SEAL:

INDIVIDUAL LICENSE NUMBER: 001.012022 EXP: 11/30/26

DATE: 12.01.2022



EXP: 11/30/2026

FOR PERMIT:
2026.MARCH.11
REV1 2026.MAY.18

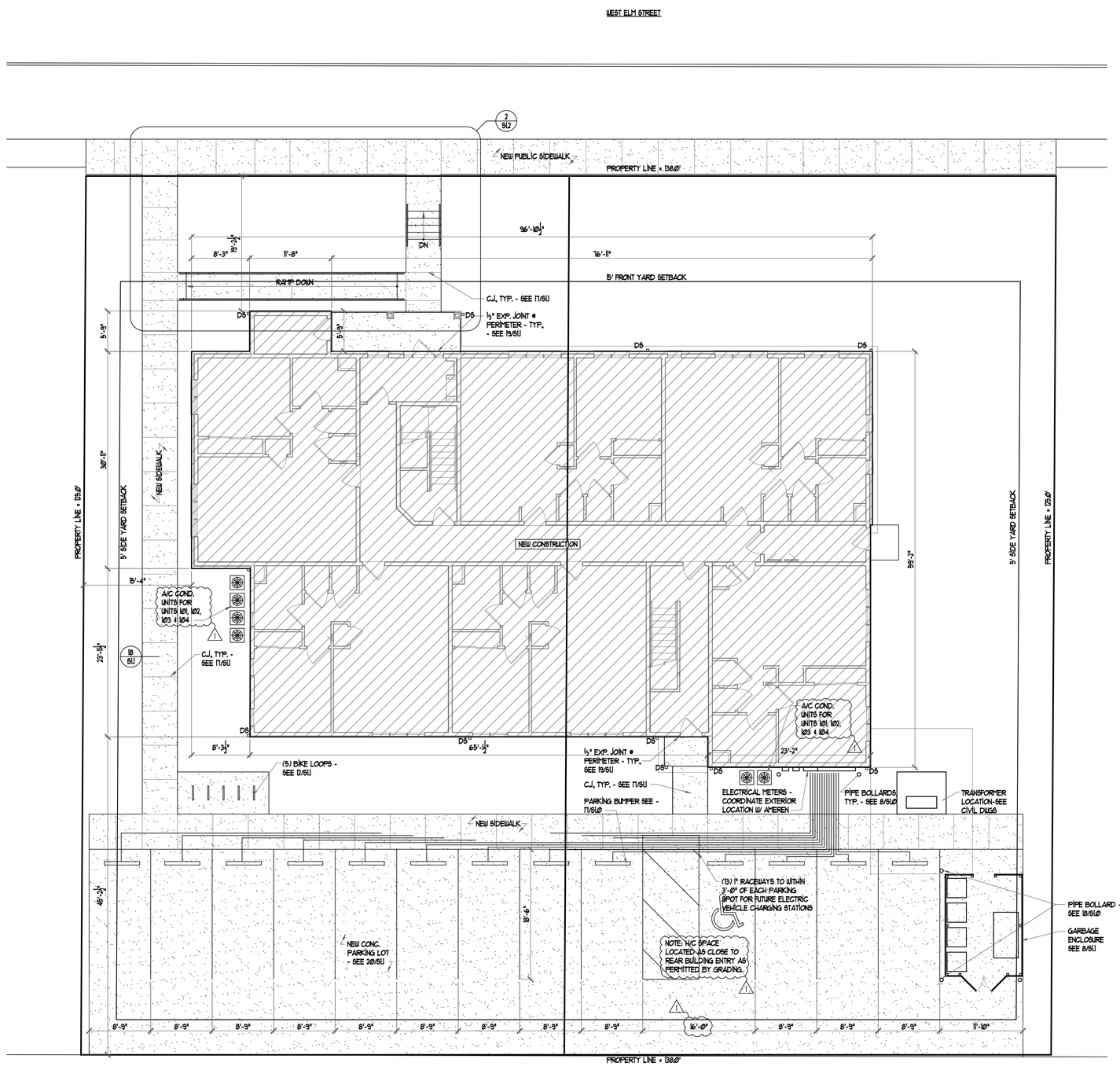
A N D R E W F E L L
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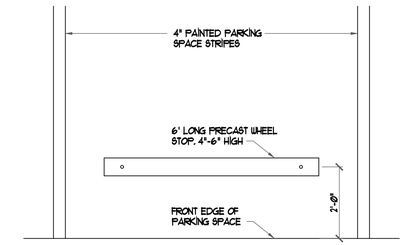
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NOTES:
1. REFERENCE CIVIL DRAWINGS FOR SIDEWALKS, CURB CUTS, PAVING, ETC.
2. VERIFY ALL GRADING, SPOT ELEVATIONS, ETC. WITH CIVIL DRAWINGS.
3. FOR LANDSCAPING PLAN SEE 2/S1.1
4. CONDENSERS TO BE LOCATED NO CLOSER THAN 5'-0" FROM PROPERTY LINE.

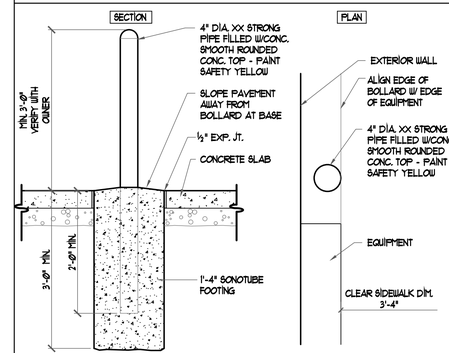
GENERAL SITE NOTES:
1. STAKES: ENGINEER OR CONTRACTOR TO STAKE OUT BUILDING, TO BE REVIEWED BY THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION BEGINS. FINISHED FLOOR & GRADE STAKES AND LEVELS TO BE VERIFIED BEFORE WORK PROCEEDS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF PROPERTY LINES, LOT CORNERS UTILITY SERVICE LOCATIONS, ETC. CONTRACTOR TO CONTACT UTILITY COMPANIES TO LOCATE AND MARK EXISTING UTILITIES BEFORE PROCEEDING.
2. EXCAVATION: REMOVE TOPSOIL (APPROXIMATELY 12") TO BROWN CLAY SILT & STACK ON SITE WHERE DIRECTED BY THE ENGINEER. STACK REMOVED SUBSOIL SEPARATELY PROOF ROLL THE SUBGRADE TO COMPACT THE SURFACE. BOTTOM OF FOOTINGS SHALL BE AS INDICATED ON THE DRAWINGS BELOW FINISH FLOOR. PROTECT BOTTOM OF EXCAVATIONS AND SOIL ADJACENT TO AND BENEATH FOUNDATION FROM FREEZING. CONTRACTOR SHALL NOTIFY OWNER'S GEOTECHNICAL ENGINEER TO ALLOW FOR INSPECTIONS AND TESTS OF EXCAVATIONS FOR SOIL BEARING CAPACITY PRIOR TO POURING FOOTINGS. NOTIFY OWNER OF ALL SCHEDULED TESTS AND INSPECTIONS AS ENGINEER MUST BE PRESENT FOR TESTS AND INSPECTIONS.
3. VERIFY WITH LANDSCAPE CONTRACTOR QUANTITY AND QUALITY OF EXCAVATED SOILS TO REMAIN ON SITE FOR LANDSCAPE CONTRACTOR'S USE. STOCKPILE ANY SOILS TO REMAIN ON SITE IN LOCATION DIRECTED BY LANDSCAPE CONTRACTOR. ANY REMAINING SOIL IS TO BE REMOVED UNDER GENERAL CONTRACT.
4. ROUGH GRADING: STACKED SUBSOIL AND TOPSOIL SHALL BE ROUGH GRADED TO FINISH GRADES AS SHOWN (PLUS OR MINUS 2") OR AS DIRECTED.
5. CONCRETE PAVING FOR WALKS AND PATIOS
   A. AREA AS INDICATED ON THE DRAWINGS: 4" OF 3500 PSI @ 28 DAYS PORTLAND CEMENT CONCRETE (WITH 4.5% - 7% ENTRAINED) AIR OVER 8 INCHES OF COMPACTED CRUSHED LIMESTONE.
   B. BROOM FINISH - EXCEPT AS NOTED
   C. 4" MAXIMUM SLUMP
   D. KEEP MOIST BY COVERING WITH PLASTIC AND SPRAYING WITH WATER FOR A MINIMUM OF FOUR DAYS AFTER POURING.
   E. SAW CUT OR TROWEL IN CONTROL JOINS AT 14' ON CENTER FOR WALKS AND AS SHOWN FOR PATIOS AND DRIVES.
   F. PLACE EXPANSION JOINTS AT A MAXIMUM OF 20' ON CENTER.
   G. SLOPE AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR PROPER DRAINAGE.
   H. PROVIDE EXPOSED AGGREGATE FINISH AS NOTED.
6. TERMITE PROTECTION IS TO BE BY MEANS OF SOIL TREATMENT.
8. PROVIDE CONTROL JOINS IN CONC PAVING AT 20' O.C. MAXIMUM EACH WAY. VERIFY LOCATIONS ON SITE WITH ARCHITECT. VERIFY ALL UTILITY LOCATIONS WITH JULIE. REVIEW ANY CONFLICTS
9. SEED/SOD BY LANDSCAPE CONTRACTOR
10. CONNECT NEW SANITARY LINES TO EXISTING SANITARY SEWER LINES. NO NEW SANITARY SEWER TAPS ARE REQUIRED. EXISTING SEWER LINE IS TO BE TELEVISE TO DETERMINE ITS CONDITION.
11. VERIFY ALL UTILITY LOCATIONS WITH JULIE. REVIEW ANY CONFLICTS BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION WITH OWNER AND ARCHITECT PRIOR TO EXCAVATION.
12. VERIFY ALL SITE WORK W/ CIVIL DRAWINGS. COORDINATE W/ ARCHITECT AND CIVIL ENGINEERS AS REQUIRED.
13. GENERAL CONTRACTOR IS TO PROTECT ALL EXISTING TREES. NO HEAVY EQUIPMENT IS TO BE DRIVEN BELOW TREE DRIP LINE UNLESS ABSOLUTELY NECESSARY.
14. SOIL BEARING CAPACITY IS ASSUMED 1500 PSF. REFER TO RECOMMENDATIONS OF SOIL ENGINEER REPORT WHEN AVAILABLE. OTHERWISE PERFORM PENETROMETER TESTS. NOTIFY OWNER/ARCHITECT PRIOR TO START OF CONSTRUCTION IF SOIL BEARING CONDITIONS ARE LESS THAN STATED.



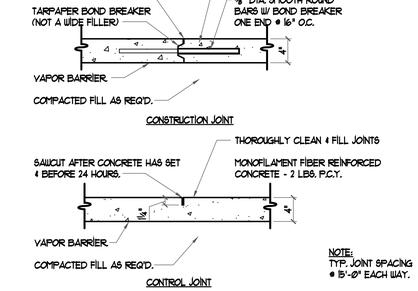
4 S1.0 SITE PLAN / EV CHARGING PLAN
SCALE: 1/8" = 1'-0"
NORTH



17 S1.0 PARKING BUMPER
SCALE: 1/2" = 1'-0"



18 S1.0 BOLLARD DETAIL
SCALE: 1½" = 1'-0"



19 S1.0 CONCRETE SLAB JOINTS
SCALE: 1" = 1'-0"

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REVISIONS:
REV1 2026.MAY.18

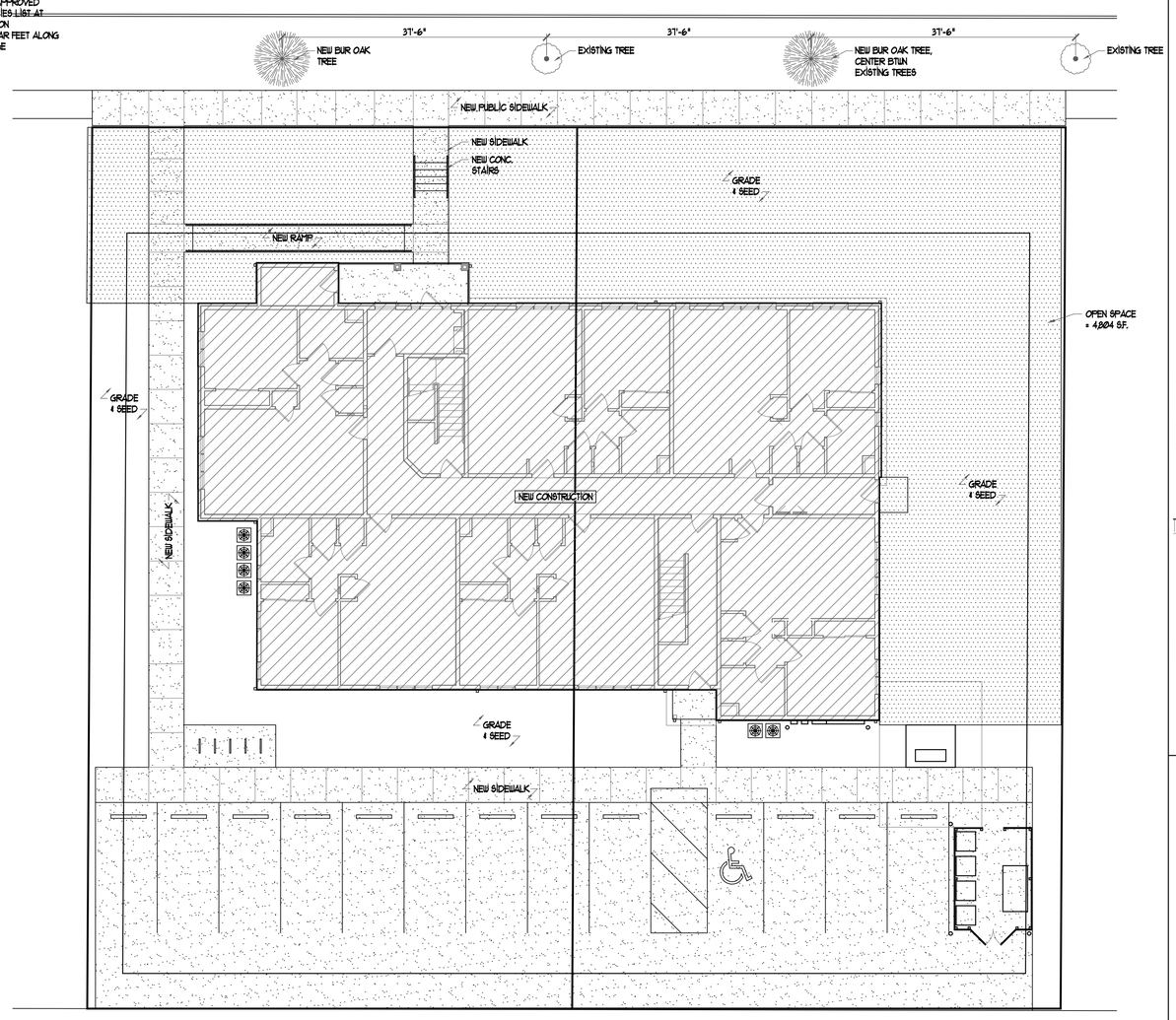
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503-505 EAST ELM
NEW CONSTRUCTION
503-505 EAST ELM STREET
URBANA, ILLINOIS 61801

SHEET
SITE PLAN / EV CHARGING PLAN / DETAILS

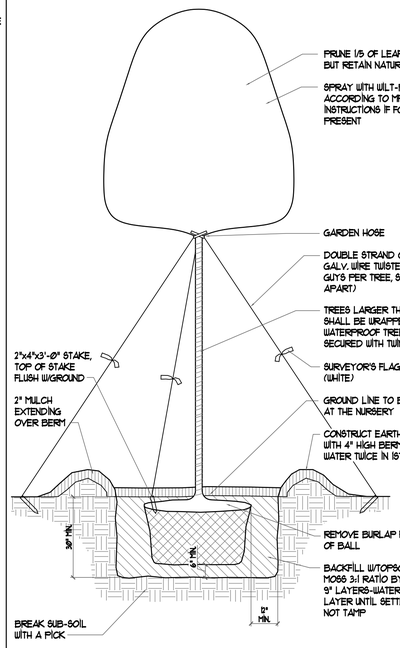
S1.0

BUR OAK TREE - SEE 1/G1.1
(SPECIFIED TREE SPECIES MAY BE REPLACED BY ANOTHER FROM CITY OF URBANA APPROVED SHADE TREE SPECIES LIST AT OWNER'S DISCRETION
MIN. 1 PER (50') LINEAR FEET ALONG BUILDING FRONTAGE



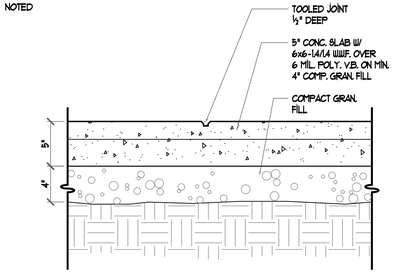
3 / S1.1 LAND/SCAPE
SCALE: 1" = 10'-0" NORTH

NOTE: ELM TREES WITH A CALIPER OF 2" AND ARE TO BE BALLED AND BURLAPPED.

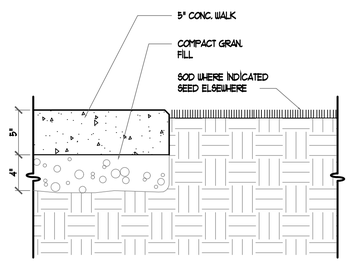


14 / S1.1 MINOR TREE PLANTING & GUYING DETAIL
NOT TO SCALE

NOTE:
CONTROL JOINTS IN SIDEWALKS EVERY 5'-0" O.C. OR AS NOTED

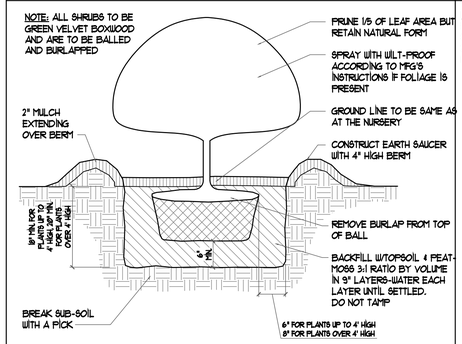


17 / S1.1 SIDEWALK CONTROL JOINT
SCALE: 1½" = 1'-0"



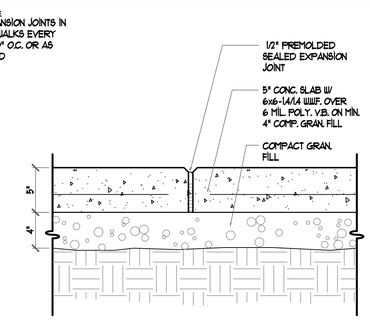
18 / S1.1 SIDEWALK-GRASS
SCALE: 1½" = 1'-0"

NOTE: ALL SHRUBS TO BE GREEN VELVET BOXWOOD AND ARE TO BE BALLED AND BURLAPPED



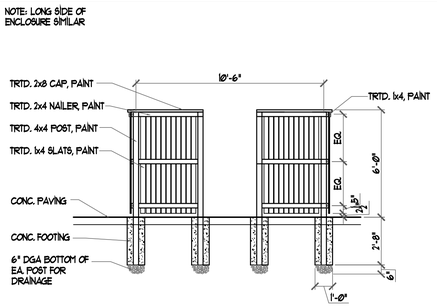
15 / S1.1 SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE:
EXPANSION JOINTS IN SIDEWALKS EVERY 20'-0" O.C. OR AS NOTED

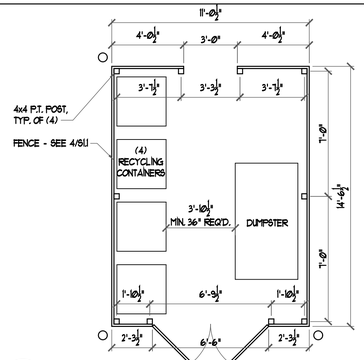


19 / S1.1 SIDEWALK EXPANSION JOINT
SCALE: 1½" = 1'-0"

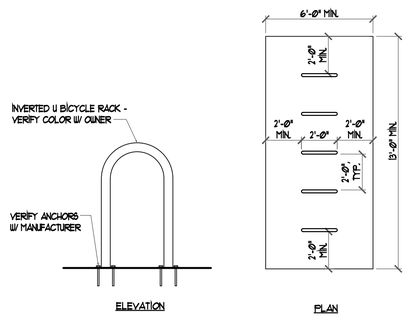
NOTE: LONG SIDE OF ENCLOSURE SIMILAR



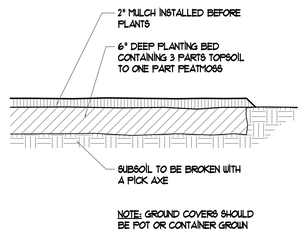
4 / S1.1 GARBAGE ENCLOSURE DETAILS
SCALE: ¼" = 1'-0"



8 / S1.1 ENLARGED GARBAGE ENCLOSURE PLAN
SCALE: ¼" = 1'-0"

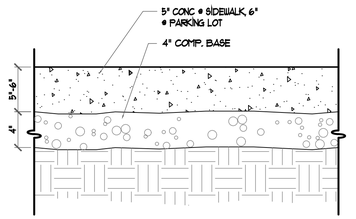


12 / S1.1 TYP. BICYCLE RACK
NOT TO SCALE



NOTE: GROUND COVERS SHOULD BE POT OR CONTAINER GROWN

16 / S1.1 GROUND COVER PLANTING DETAIL
SCALE: ¾" = 1'-0"



20 / S1.1 PAVEMENT DETAIL
SCALE: 1½" = 1'-0"

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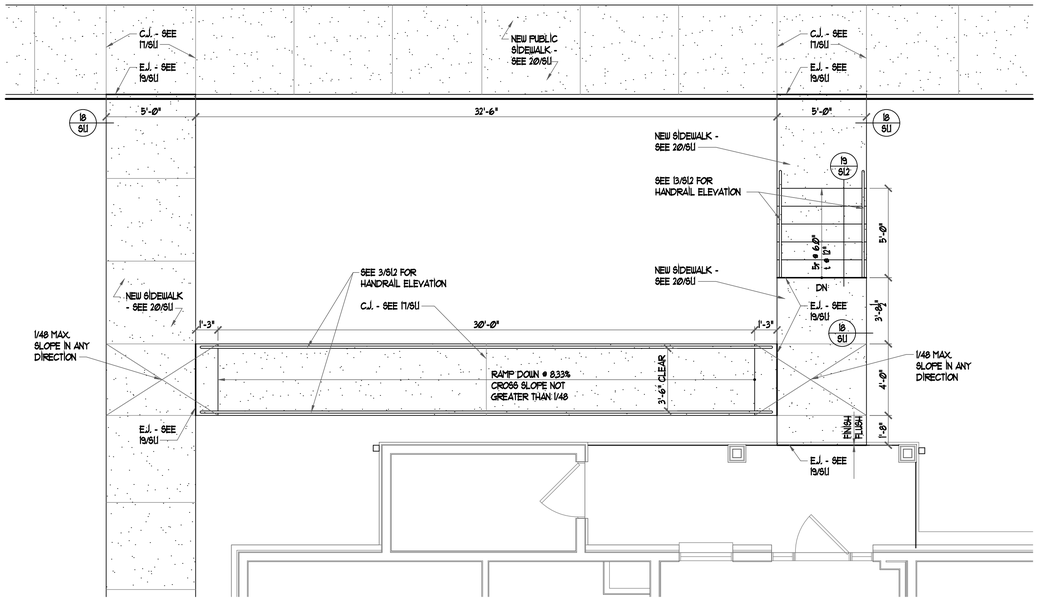
PROJECT # 25045
DATE: 2026.MARCH.11
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503-505 EAST ELM
NEW CONSTRUCTION
503-505 EAST ELM STREET
URBANA, ILLINOIS 61801

SHEET
LANDSCAPE PLAN / DETAILS

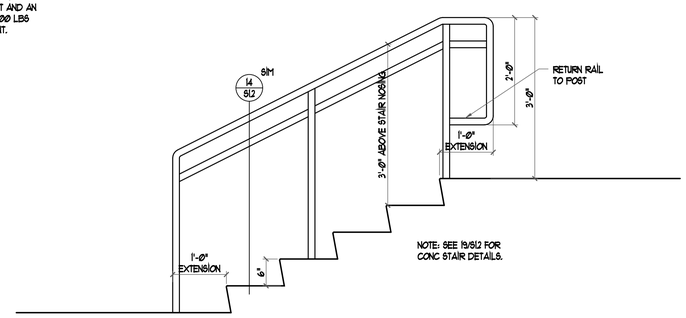
S1.1



2 / S12 ENLARGED ENTRY PLAN
SCALE: ¼" = 1'-0"

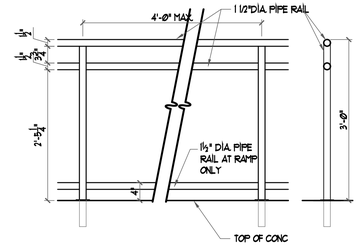
NORTH

NOTE: MAINTAIN UNIFORM LOAD OF 50 LBS/FT AND AN IMPACT LOAD OF 200 LBS AT ANY GIVEN POINT.



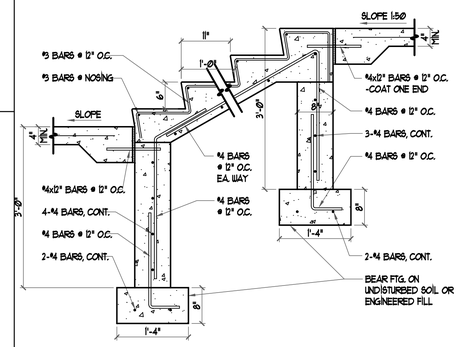
13 / S12 EXTERIOR STAIR HANDRAIL ELEVATION
SCALE: 3/4" = 1'-0"

NOTE: MAINTAIN UNIFORM LOAD OF 50 LBS/FT AND AN IMPACT LOAD OF 200 LBS AT ANY GIVEN POINT.



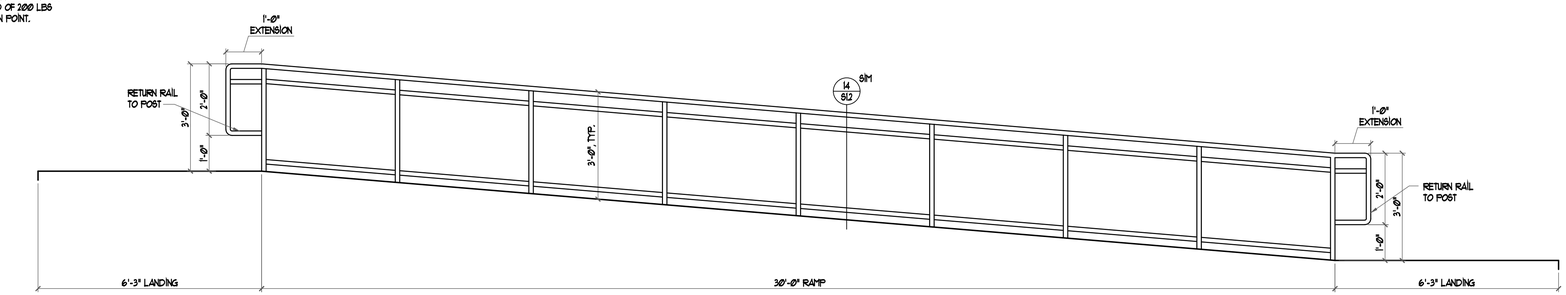
14 / S12 HANDRAIL DETAIL
SCALE: ¾" = 1'-0"

NOTES:
1. NOSING SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16" BUT NOT MORE THAN 9/16".
2. OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



19 / S12 CONC. STAIR SECTION
SCALE: ½" = 1'-0"

NOTE: MAINTAIN UNIFORM LOAD OF 50 LBS/FT AND AN IMPACT LOAD OF 200 LBS AT ANY GIVEN POINT.



3 / S12 EXTERIOR RAMP HANDRAIL ELEVATION
SCALE: ½" = 1'-0"

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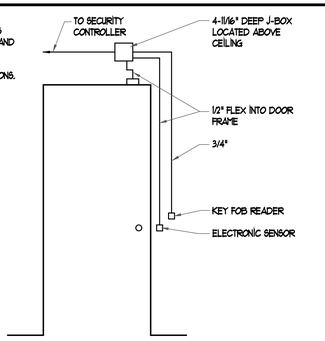
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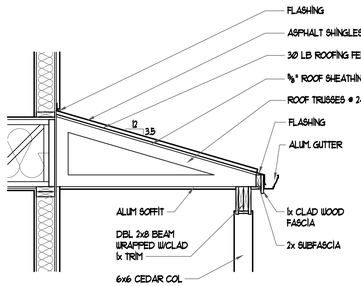
SHEET
STAIR / RAMP DETAILS

S1.2

NOTE: DETAIL SHOWN IS "TYPICAL". MODIFY AS NEED FOR DOOR TYPE AND LOCATION. COORDINATE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.



1 / A2.0 DETAIL AT ELECTRONIC FOB, TYP.
SCALE: 3" = 1'-0"

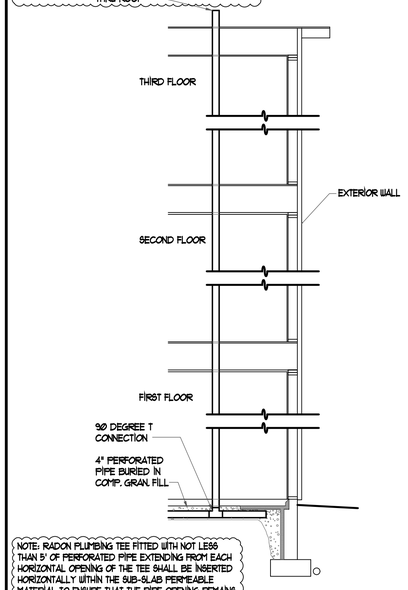


2 / A2.0 ROOF DETAIL AT REAR ENTRY
SCALE: ¾" = 1'-0"



6 / A2.0 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: RADON VENT PIPE SHALL EXTEND UP THRU THE BUILDING FLOORS, TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION OF AT LEAST 2 FEET ABOVE ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.



NOTE: RADON PLUMBING TEE FITTED WITH NOT LESS THAN 5' OF PERFORATED PIPE EXTENDING FROM EACH HORIZONTAL OPENING OF THE TEE SHALL BE INSERTED HORIZONTALLY WITHIN THE SUB-SLAB PERMEABLE MATERIAL TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB.

4 / A2.0 TYPICAL RADON VENT DETAIL
NOT TO SCALE



8 / A2.0 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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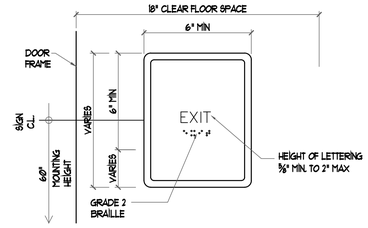
503-505 EAST ELM
NEW CONSTRUCTION
503-505 EAST ELM STREET
URBANA, ILLINOIS 61801

SHEET
BUILDING ELEVATIONS / DETAILS

A2.0

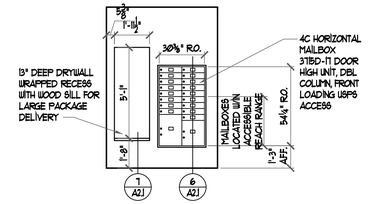
NOTE: WALL SIGNAGE TO BE INSTALLED ON NEAREST ADJACENT WALL WHERE THERE IS NO SPACE AT LATCH SIDE OF DOOR.

NOTE: TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. AFF, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX. AFF, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.



1 A2.1 SIGN DETAIL
SCALE: 3" = 1'-0"

NOTE: WALL TYPE B3 TO BE INSTALLED CONTINUOUSLY BEHIND MAILBOX, CHASES AND ASSOCIATED NICHES.

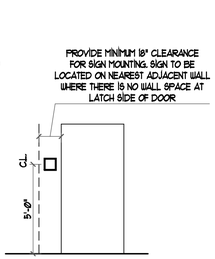


5 A2.1 ELEVATION AT MAILBOXES
SCALE: 1/4" = 1'-0"

SIGN TO CONSIST OF RAISED CHARACTERS AND BRAILLE.

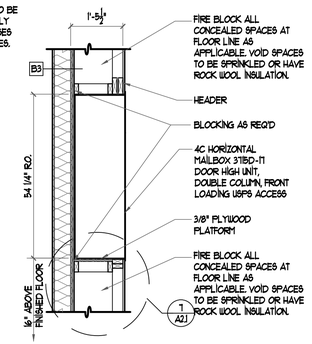
RAISED CHARACTERS: 1/32" MIN. ABOVE BACKGROUND, UPPERCASE, SANS SERIF (NOT ITALIC, OBLIQUE, SCRIPT, DECORATIVE OR UNUSUAL) FONT TO BE SELECTED WHERE WIDTH OF UPPERCASE "O" IS 55% MIN. AND 110% MAX. HEIGHT OF UPPERCASE "I". HEIGHT TO BE 5/8" MIN. & 2" MAX. BASED ON HEIGHT OF UPPERCASE "I", STROKE THICKNESS OF UPPERCASE "I" TO BE 15% MAX. HEIGHT OF CHARACTER, SPACING BETWEEN CHARACTERS TO BE 1/8" MIN. & 4X RAISED CHARACTER STROKE WIDTH MAX., SEPARATED FROM RAISED BORDERS & DECORATIVE ELEMENTS 3/8" MIN., SPACING BETWEEN BASELINES OF SEPARATE LINES TO BE 135% MIN. & 170% MAX. OF CHARACTER HEIGHT

BRAILLE (GRADE 2)
SEE IAC TABLE 1203.3 FOR REQ'D BRAILLE DIMENSIONS, DOMED OR ROUNDED SHAPE, BRAILLE TO BE BELOW CORRESPONDING TEXT, BRAILLE SEPARATED 3/8" MIN FROM OTHER TACTILE CHARACTERS AND FROM RAISED BORDERS OR DECORATIVE ELEMENTS



2 A2.1 H/C SIGNS
SCALE: 1/4" = 1'-0"

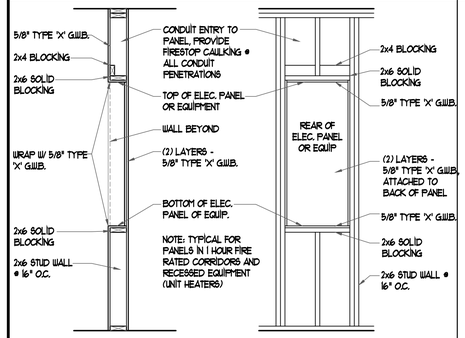
NOTE: WALL TYPE B3 TO BE INSTALLED CONTINUOUSLY BEHIND MAILBOX, CHASES AND ASSOCIATED NICHES.



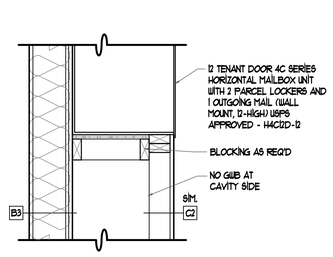
6 A2.1 SECTION AT MAILBOXES
SCALE: 1/2" = 1'-0"



10 A2.1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 A2.1 FIRE-STOP ELECTRICAL PANEL RECESSED WALL HEATER
SCALE: 1/2" = 1'-0"



7 A2.1 SECTION AT MAILBOXES
SCALE: 1" = 1'-0"



12 A2.1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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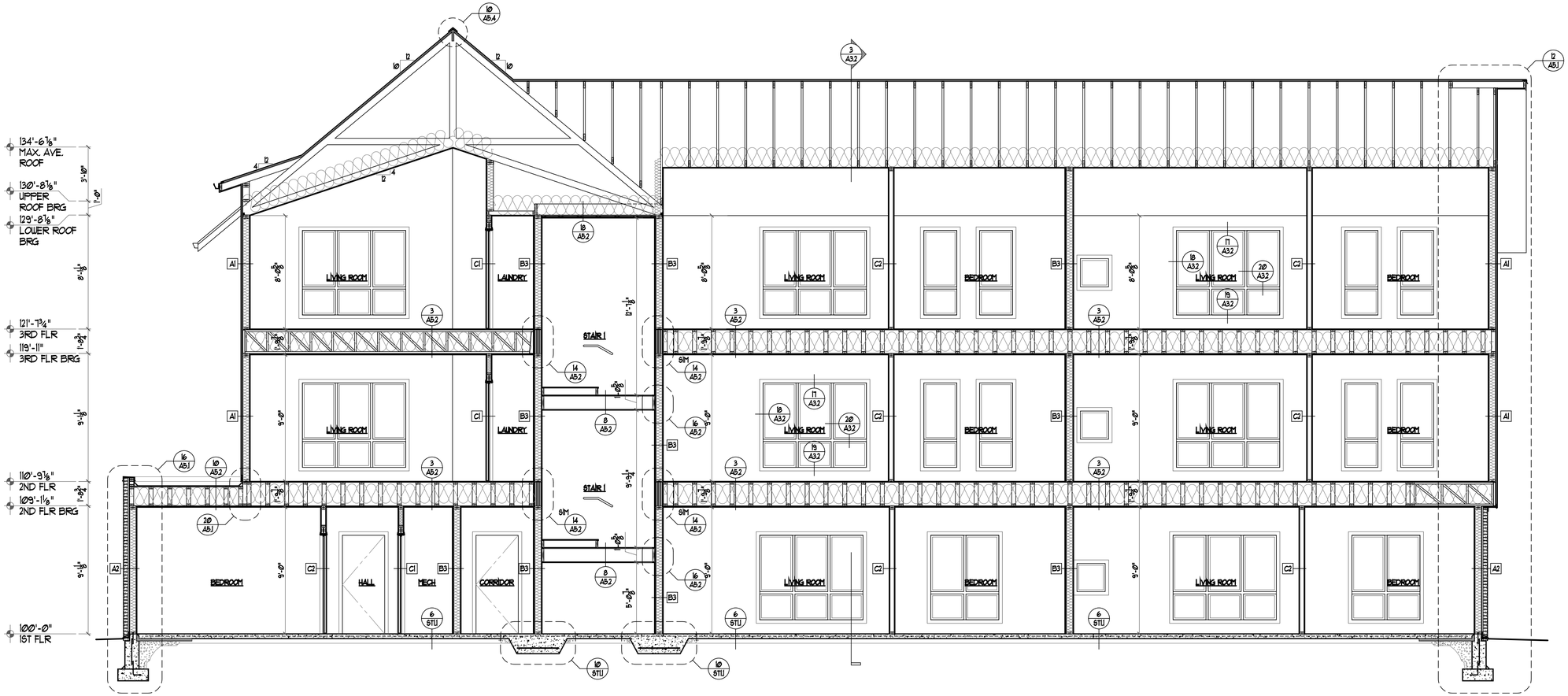
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SHEET
BUILDING ELEVATIONS / DETAILS

A2.1

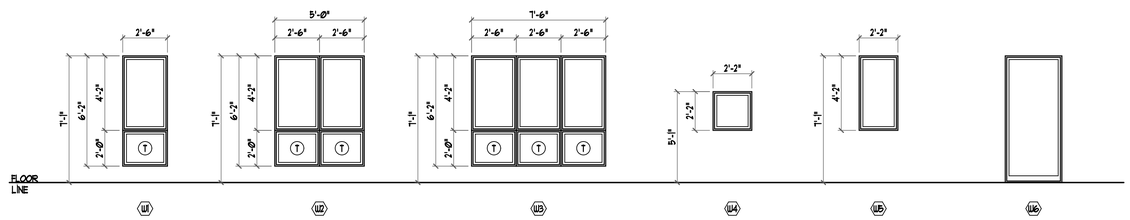


3 A3.0 BUILDING SECTION
SCALE: ¼" = 1'-0"

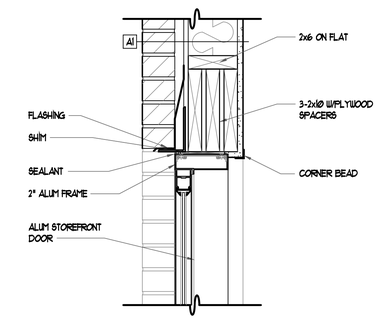
NOTES:
1. WINDOW DIMENSIONS ARE NOMINAL. ACTUAL DIMENSIONS WILL VARY PER MANUFACTURER. VERIFY DIMENSIONS WITH MANUFACTURER. MANUFACTURER TO BE LINDSAY WINDOWS.
2. WINDOWS TO BE MULLED IN FACTORY (IN FIELD AT CONTRACTOR'S OPTION). VERIFY WITH MANUFACTURER THE NEED FOR HORIZONTAL OR VERTICAL MULLION REINFORCEMENT.
3. ALL GLAZING WITHIN 18" OF THE FLOOR LINE OR WITHIN 36" OF A SWING DOOR TO BE TEMPERED.
4. ALL SECOND AND THIRD FLOOR WINDOWS WITH SILLS LESS THAN 3'-0" ABOVE THE FINISH FLOOR ARE TO BE EQUIPPED W/ OPENING LIMITING DEVICES TO PREVENT THE WINDOW FROM OPENING LARGE ENOUGH TO ALLOW A 4" SPHERE TO PASS THRU.
5. EGRESS WINDOWS MEET MINIMUM CLEAR OPENING OF 24" HEIGHT, 20" WIDTH AND 5.7 SF. WITH OPTIONAL SIDE PIVOT HARDWARE.
6. VERIFY WINDOW AND WINDOW FRAMING DIMENSIONS WITH MANUFACTURER.
7. WINDOWS WITHIN 3'-0" OF EXHAUST VENTS ARE TO BE FIXED. REFER TO MECHANICAL DRAWINGS.
8. ALL ALUMINUM FRAMING TO BE EXTERIOR GLAZED.
9. HEAD AND JAMB FRAMES TO BE 2x4.
10. SILL FRAMING TO BE 2x10 WHERE APPLICABLE.
11. EXTERIOR FRAMES TO BE THERMALLY BROKEN AND RECEIVE ½" CLEAR INSULATED GLAZING.

** NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL **

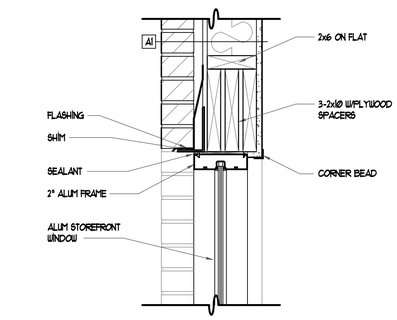
(T) = TEMPERED GLAZING



4 A3.0 WINDOW TYPES
SCALE: ¼" = 1'-0"



16 A3.0 ALUM DOOR HEAD AT BRICK
SCALE: 1½" = 1'-0"



20 A3.0 ALUM WINDOW HEAD AT BRICK
SCALE: 1½" = 1'-0"

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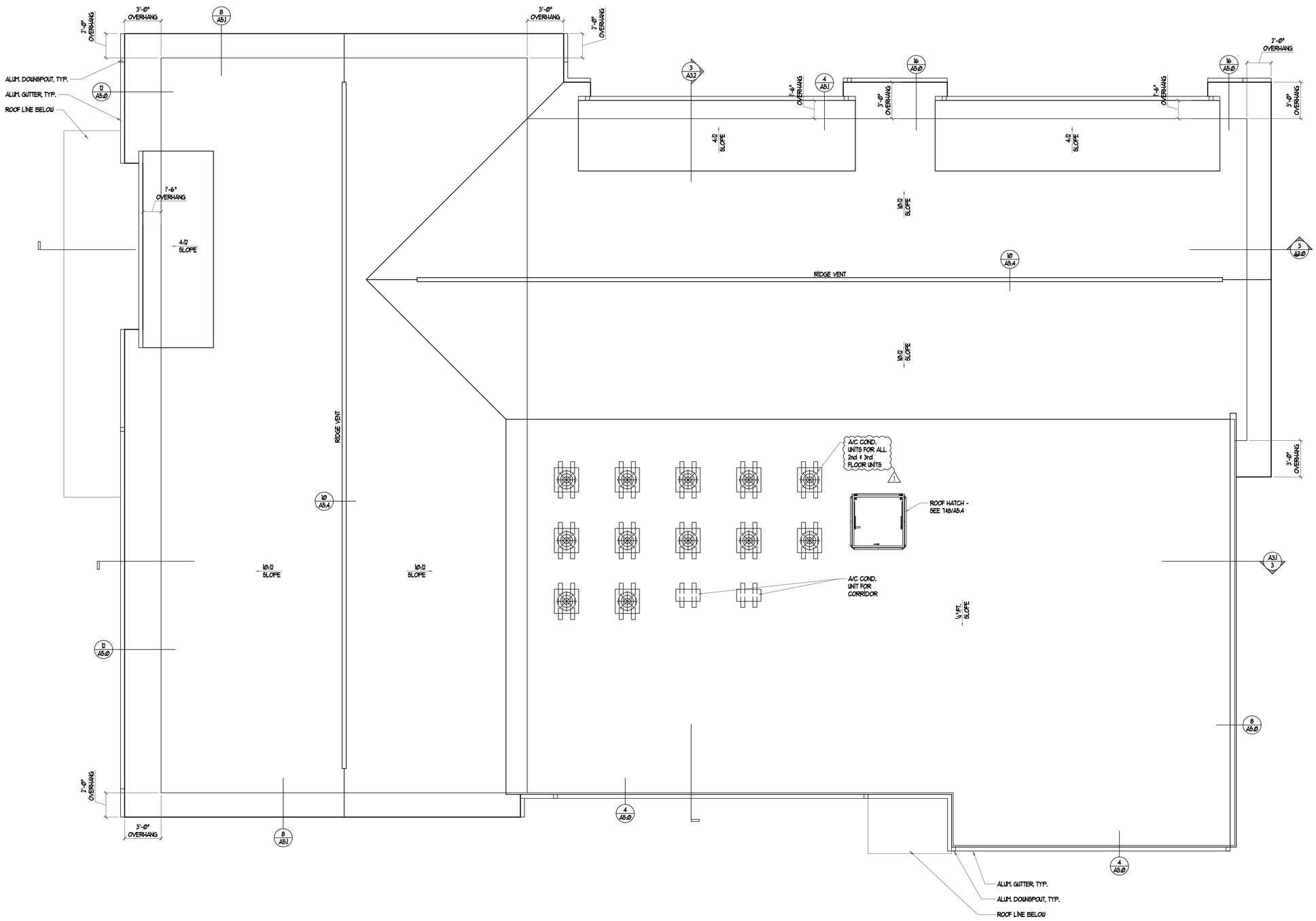
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SHEET
BUILDING SECTIONS / DETAILS

A3.0

NOTES:
1. SEE M SHEETS FOR MECHANICAL EQUIPMENT LAYOUT.
2. GUTTERS TO BE SIZED TO ACCOMMODATE 100-YEAR HOURLY RAINFALL RATE.
3. SLOPE TO ROOF DRAINS MIN. ⅛"/FT.



4 A5.3 ROOF PLAN
SCALE: ¼" = 1'-0"
NORTH

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SHEET
ROOF PLAN

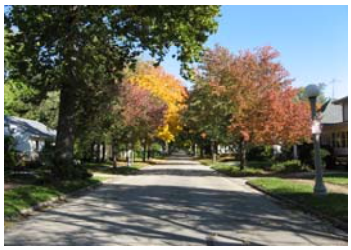
A5.3

Exhibit H - Rendering



East Urbana Design Guidelines















City of Urbana, Illinois
Community Development Services
Adopted on June 7, 2010
Ordinance No. 2010-06-045
Amended on August 16, 2010
Ordinance No. 2010-08-073

Acknowledgements

Adopted June 7, 2010

Mayor
Laurel Lunt Prussing

City Council
Brandon Bowersox
David Gehrig
Robert Lewis
Diane Marlin
Dennis Roberts
Charlie Smyth
Heather Stevenson

Community Development Services
Elizabeth Tyler, Director
Robert Myers, Planning Manager
Rebecca Bird, Planner I

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Table of Contents

I.	Introduction	1
II.	Definitions	2
III.	Character of the District	3
	Current Zoning	3
	Comprehensive Plan	4
	Ownership/Existing Land Use Patterns	5
	Existing Building Types	6
	Existing Neighborhood Patterns	7
IV.	Review Process	9
V.	Design Guidelines	11
	The Façade Zone	12
	Massing & Scale	13
	Building Orientation	14
	Window & Door Openings	15
	Landscaping	16
	Parking Areas	17
	Sustainability	18

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I. Introduction

Purpose & Intent



The *East Urbana Design Guidelines* are intended to assist property owners and designers as they plan changes to all buildings other than single-family residences, such as multi-family residential, duplexes, commercial, and institutional buildings, in the East Urbana Design Review District and to provide the Design Review Board with a framework for making consistent decisions in its review of projects. The guidelines have been developed to recognize and preserve the unique character of the Historic East Urbana Neighborhood. The design review district will act as a transition between the Central Business District (downtown) and the residential neighborhood abutting it.

In cases where the overall design goals can be achieved by alternative means, circumstances may allow for projects to deviate from the guidelines.

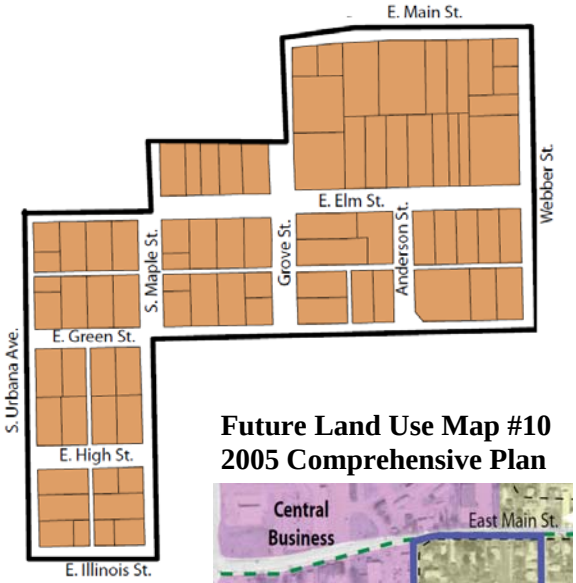
The overall intent of the design guidelines is to ensure that future construction in the district is compatible with desirable traditional design aspects identified for the neighborhood.

District Boundaries

The district is generally bounded by South Urbana Avenue, East Elm Street, Grove Street, East Main Street, South Webber Street, East Green Street, South Maple Street, and East Illinois Street.

The East Urbana Design Review District, shown in the map to the right, generally follows the boundaries of the northwest corner of the Historic East Urbana Neighborhood as defined in the 2005 Comprehensive Plan. The three properties on the north side of Elm Street between Maple and Grove Streets are included in the district due to a rezoning and an amendment to the Comprehensive Plan.

East Urbana Design Review District



Future Land Use Map #10
2005 Comprehensive Plan



II. Definitions

Definitions

Balcony A platform projecting from the wall of an upper story, enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered.

Compatible Visual balance between adjacent and nearby buildings and the immediate streetscape, in terms of materials, building elements, building mass, and other constructed elements of the urban environment, such that abrupt or severe differences are avoided.

Courtyard An open area that is partially or fully surrounded by one or more buildings, walls, and/or fences that is intended for use by more than one dwelling.

Divided Light Glass in a window or glazed door that is divided into smaller panes by secondary framing members (muntins).

Façade The façade is the front or principal face of a building. Façades typically face a street or other open space.

Façade Zone The façade zone includes the façade plus that portion of the lot separating the façade from a street or public open space. A corner lot has two façade zones.

Massing The three-dimensional bulk of a structure: height, width, and depth.

New Construction New structures, building additions visible from a public street, and exterior remodels on the front façade that will significantly alter the appearance of the façade.

Orientation The placement of a structure on its lot with regard to other structures on the block face and the direction the structure is "facing".

Patio A level surfaced area directly adjacent to a principal building at or within two feet of the finished grade, intended as an outdoor living area for the use of one dwelling, and not covered by a permanent roof.

Porch A roofed, open area, which may be screened, attached to or part of a building, and with direct access to or from a street or sidewalk.

Roof Pitch The degree of slope or inclination of a roof.

Wall to roof ratio The ratio of the front wall surface to the perceived height of the roof as viewed from a public way. This ratio can be measured from a photograph taken of a building, by measuring the front wall from grade to the roof and from the lowest part of the roof to the highest.

Scale The relationship of the perceived size, height, and bulk of a building to that of neighboring buildings as it appears from the public way.

Setback The distance between the building and any lot line.

Solid-to-Void Ratio The recurrent alternation of structure to open space and/or the percentage of wall area composed of window and door openings.

III. Character of the District

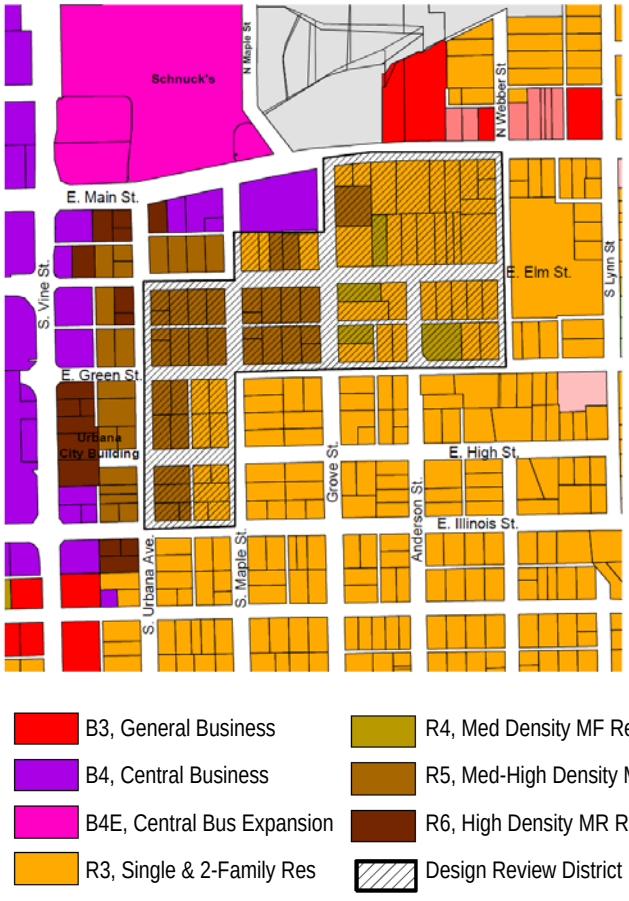
Current Zoning

The purpose of this section is to identify the existing character of the East Urbana Design Review District and define what design values are at stake in future development.

Although the Historic East Urbana Neighborhood is mostly zoned R-3, Single– and Two-Family Residential, the design review district is zoned medium– and medium high-density multi-family residential.

As the chart below shows, 55 percent of the parcels in the district are zoned for single– and two -family residential and 44 percent are zoned for medium– and medium-high density multi-family. This is significant as properties zoned for greater residential densities allow infill development which could change the existing single-family residential character of the neighborhood.

Zoning Map

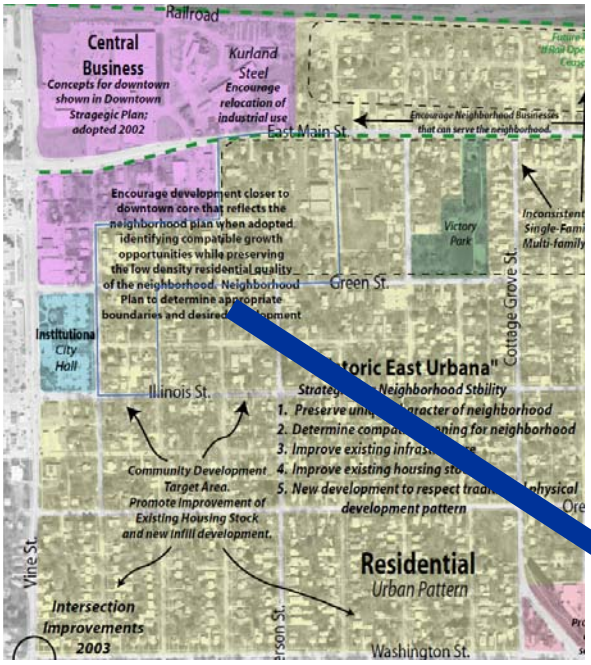


Current Zoning in East Urbana Design Review District

Zoning Category	Description	Parcels	% of Total
R3	Single & Two Family Residential	42	55%
R4	Med. Density Multi-Family Res.	4	5%
R5	Med. High Density Multi-Family Res.	30	40%

Source: Official 2009 Zoning Map

City of Urbana 2005 Comprehensive Plan



The City of Urbana 2005 Comprehensive Plan:
"Historic East Urbana"

Strategies for Neighborhood Stability

1. Preserve unique character of neighborhood
2. Determine compatible zoning for neighborhood
3. Improve existing infrastructure
4. Improve existing housing stock
5. New development to respect traditional physical development pattern



The 2005 Comprehensive Plan includes two goals for Urbana's established neighborhoods that support design review in the East Urbana Design Review District. The first is to preserve residential character and the second is to ensure that new development is compatible with the traditional design aspects of the neighborhood.

URBANA'S ESTABLISHED NEIGHBORHOODS

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

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

Objectives

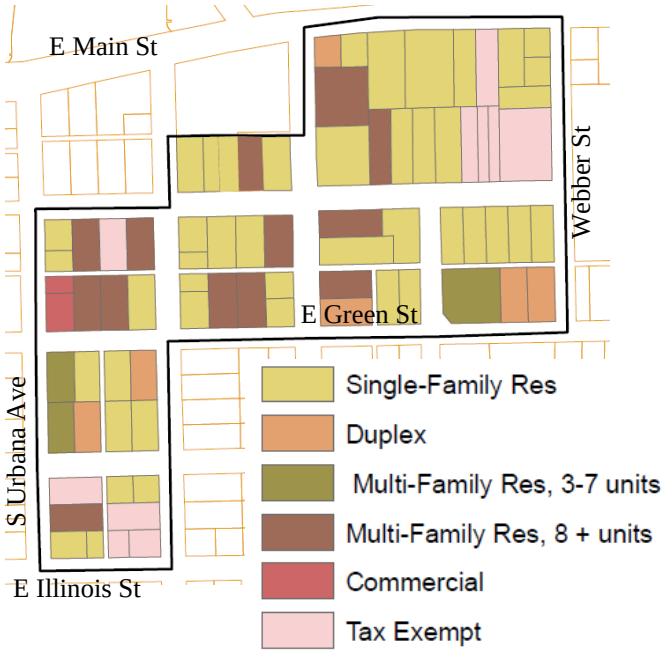
- Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- Use development and planning controls to minimize environmental and property damage from flooding and erosion.
- Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

Ownership / Existing Land Use Patterns

According to the Cunningham Township Assessor's Office, the predominant land use in the East Urbana Design Review District is single-family residential, with 57% of total parcels. The second most common land use in the district is multi-family residential, with 20%. Duplexes make up 8% of the district. Commercial uses account for 3%. Ten parcels or 13% are tax exempt properties which include religious institutions, non-profit organizations, and governmental entities.. The map to the right and the chart below have further details on existing land use.

There are 33 owner-occupied single-family residences and one owner-occupied duplex in the district, which account for 45% of total parcels. There are ten rental single-family residences and five rental duplexes. Additionally, the 15 multi-family residences are rental properties. The rental properties account for 28% of total parcels.

Existing Land Use Map



Source: Cunningham Township Assessor's Office
Created February 10, 2010

Parcel Ownership

	Parcels	% of total Parcels
Owner-occupied		**45%**
Single-family	33	
Duplex	1	
Rental		**28%**
Single-family	10	
Duplex	5	
Multi-Family, 3-7 units	3	
Multi-Family, 8+ units	12	
Non-Residential/Tax Exempt	12	**27%**

Existing Land Use

	Parcels	% of total Parcels
Single-family	43	57%
Duplex	6	8%
Multi-family, 3-7 units	3	4%
Multi-family, 8 + units	12	16%
Commercial	2	2%
Tax Exempt	10	13%

Existing Building Types

Among the 76 parcels that comprise the East Urbana Design Review District, there are a variety of building types: houses, duplexes, apartment buildings and religious institutions. Most of the neighborhood was built during the first half of the twentieth century, but the subdivision of larger lots and infill development have broadened the predominant development era of the district.

Looking only at the built form without considering use or zoning, the most common building type in the corridor is the house. The East Urbana Design Review District consists of houses, apartment buildings, religious buildings, vacant lots, and parking lots.

Existing Building Types

	Parcels	% of total Parcels
House	56	73%
Apartment Building	13	17%
Religious Building	2	3%
Vacant	3	4%
Parking Lot	2	3%

Houses






Apartment Buildings




Religious Buildings




Existing Neighborhood Patterns

Grid Street Layout

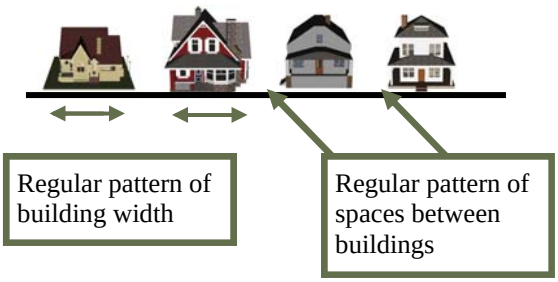
The existing grid street layout and lot platting in the Historic East Urbana Neighborhood imposes a pattern of building development which provides design principals for future development.

- Buildings are aligned to the street, often with front porches.
- Homes are generally placed in the middle of the lot, often with garages behind the house.
- Parking areas are generally located at the rear of the lot.
- Houses are generally similar in width. The spaces between the houses are generally similar in width. This creates a regular pattern of building and empty space on a block.

Aerial View Example



Streetscape View Example



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IV. Review Process

What is Subject to Review?

For all properties other than single-family residential, anyone applying to construct a new principal building, alter the exterior of any existing principal structure, or install a parking lot must submit a design review application to the Urbana Zoning Administrator for review and possible submittal to the Design Review Board for approval.

Under the enacting Ordinance for these guidelines, projects involving single-family residences within the East Urbana Design Review District are exempt from review.

What is the Process for Review?

Design Review Board

The Design Review Board is a Mayor-appointed body of citizens created for the purpose of reviewing projects in specified areas with adopted design guidelines. Section XI-15 of the Urbana Zoning Ordinance outlines the membership requirements for the Board, review procedures, and application review criteria.

Design Review Board Review

According to Section XI-15.G.4 of the Urbana Zoning Ordinance, the Design Review Board reviews all applications involving:

1. Construction of a new principal structure;
2. Increase in the building footprint of an existing principal structure greater than 15%;
3. Increase in the floor area ratio of an existing principal structure by more than 15%;
4. Installation or enlargement of a parking lot; or
5. Substantial change in the appearance and/ or scale of an existing building, as determined by the Zoning Administrator in consultation with the chair of the Design Review Board.

Administrative Review

The Zoning Administrator may administratively review applications for projects that are not to be reviewed by the Design Review Board and are not exempt, per Section XI-15.G.4.a of the Urbana Zoning Ordinance. The Zoning Administrator uses the applicable design guidelines to review applications.

Exempt Projects

Within the East Urbana Design Review District, the following projects shall be exempt from design review:

1. Projects involving single-family residences;
2. Projects requiring no building permit;
3. Projects involving no exterior construction or alteration; or
4. Projects involving existing and proposed local Historic Landmarks and properties within existing and proposed local Historic Districts.

Review Context

Project proposals will be reviewed in the context of the surrounding properties.

Building Safety Code and Zoning Ordinance

In addition to these guidelines, projects must comply with the development regulations of the Urbana Building Code, the Zoning Ordinance, and Subdivision and Land Development Code.

The Zoning Ordinance and Subdivision and Land Development Code can be referenced on the City of Urbana's website at www.city.urbana.il.us.

Locally Designated Historic Landmarks and Districts

Existing and proposed local Historic Landmarks and properties within local Historic Districts are not subject to these guidelines. Instead, projects for these properties must comply with the Historic Preservation Ordinance of the Urbana Zoning Ordinance (Article XII of the Urbana Zoning Ordinance).

For More Information

Please contact:

City of Urbana
Community Development Services
400 S. Vine Street
Urbana, IL 61801
Tel: 217-384-2440
www.city.urbana.il.us

Application Review Criteria

Proposals must be consistent with the intent of the applicable design guidelines. In reviewing proposals, the Design Review Board will consider the effects of the proposal on the surrounding properties. To determine compatibility, the Design Review Board will consider the following elements for proposals in the East Urbana Design Review District:

- **Façade Zone**
- **Massing & Scale**
- **Building Orientation**
- **Windows & Door Openings**
- **Landscaping**
- **Parking Areas**
- **Sustainability**

These guidelines are described on the following pages.

V. Design Guidelines

Intent

The overall intent of the design guidelines is to ensure that future construction in the district is compatible with the positive aspects of traditional design in the neighborhood.

The guidelines are intended to be used as design principles rather than a checklist of items for compliance. The design guidelines are also intended to facilitate both the application and approval of proposed projects subject to design review by:

1. Providing the owners of properties subject to design review some assistance in making decisions about the design of proposed projects, and
2. Providing the Design Review Board with a framework for evaluation of proposed projects.

Mandatory

New buildings are required to "face" the street. The design guidelines require new buildings, other than single-family residences, (1) be oriented toward the street, (2) have a front entry facing the street, and (3) have at least two windows on every level of the front façade. These requirements are further described on the following pages.



Although this is the front façade, this apartment building appears to be "facing sideways" as there are no windows or door facing the public street. In terms of design, this primary façade is treated like a side or rear elevation.



This duplex is "facing" the street, with the front door and large windows facing the public street. The door hood also helps orient the house towards the street.

Appropriate & Inappropriate

The remainder of the design guidelines are grouped together under *Appropriate* and *Inappropriate*. For each project proposal in the East Urbana Design Review District, satisfying the design guidelines will require the new development to "face" the street (as described above and on the Façade Zone, Building Orientation, and Window and Door Openings pages), but beyond that requirement, meeting the design guidelines will involve application of the overall guidelines for every project.

1. The Façade Zone

As with the "face" of a building, the façade zone is an area of heightened design consideration. The greatest emphasis for design review should be on the façade zone, as other elevations are secondary.

A *façade* is the exterior wall or face of a building parallel to a public street. The *façade zone* includes the vertical wall of the building with its architectural qualities and any other elements of the site that are located in front of the wall face and are visible from the public street. These elements can include windows, doors, signage, fences, garden sheds, landscaping, and various other site details.

The East Urbana Design Review District is part of a larger grid system of streets creating two types of lots: interior lots and corner lots. Corner lots are located at the intersection of streets and have two façade zones. Corner lots in the East Urbana Design Review District can choose one of their two street-facing facades to be the primary façade. The secondary street-facing façade should meet the design guidelines to the best extent possible.

Mandatory

- For interior lots, the front façade must contain a front entry and windows. For corner lots, one of the front facades must contain a front entry and windows, and the other façade does not need a front entry but must not be a "blank wall."

Appropriate

- Facades with a focal point, interesting details and quality materials are appropriate.

Inappropriate

- The location of mechanical equipment (such as air conditioning units and mechanical pumps) in the façade zone.
- Parking should be located behind the principal structure and not in the façade zone.
- Blank façades are not appropriate as they are visible from a public right-of-way.

Interior Lot



The Façade Zone is the part of the building facing a public street. Interior lots typically have one façade zone.

Corner Lot



A corner lot typically has two façade zones, one for each public street.

Appropriate



The doors, windows, and trim are interesting details.

The projecting gable roofs add visual interest.

Inappropriate



This apartment building is sided with wood, a quality material, but faces sideways instead of facing front. The façade of the building is blank, which can have a negative impact on the neighborhood.

2. Massing & Scale

Massing is the three-dimensional bulk of a structure, including height, width, and depth. **Scale** is the perceived height and bulk of a building relative to that of neighboring buildings. Proper massing, scaling, and detailing are essential when blending any building into the district. The building mass should be broken up, using changes in wall planes, building height and rooflines, and by stepping back sections when new construction or a building addition is larger in height or volume than surrounding structures. The architectural design of a project should encourage compatibility and not cause a visual disruption along a block.

Combination of roof lines with varying roof heights and roof pitches add interest and break up mass.

Changes in the wall plane break up the mass of the building.



This new apartment building (outside of the district) makes use of changes in the wall plane, building height, and roofline to fit in with the smaller single-family residences nearby.

Appropriate

- The scale of a structure should be compatible with other structures on the block face. If existing structures are smaller than the proposed new development, the use of changes in wall plane, building height, and roof line should be used to help the new structure fit in.
- Use of various decorative details and exterior materials to add interest, scale, and dimension to a building.

Inappropriate

- Buildings with blank wall faces unbroken by changes in wall plane, building height, etc.
- Abrupt changes in scale.
- Extreme changes in height and/or roofline.

3. Building Orientation

Building orientation refers to the manner in which a building relates to the street, to other structures on the site and to adjacent properties. The entrance to the building plays a major role in the orientation of a building. The Historic East Urbana Neighborhood follows a traditional neighborhood layout. The streets are on a grid, and the buildings are oriented towards the street. New construction should respect this traditional layout.

Mandatory

- Orient the primary entrance to the building toward the street. The primary entrance on a corner lot may be oriented towards either street.

Appropriate

- Buildings should have a clearly defined entrance on the front façade. The primary entrance should be emphasized, using such architectural details such as a door surround, door hood, pediment, front stoop or porch, or transom or fanlights.
- Buildings on corner lots are appropriate (but not required) to have entrances on both facades.

Inappropriate

- Buildings that are not oriented towards the street.
- Buildings that create "blank walls" on the front façade(s).
- Buildings without a defined primary entrance.
- A faux entry on the front façade is not appropriate, but may be appropriate in certain circumstances.

Appropriate



The primary entrance of this apartment building is oriented toward the street. The door hood and sidewalk focus attention on the entrance.

Inappropriate



This apartment building has a blank wall facing the street and is not allowed in the design review district.

Inappropriate



This building façade, while not presenting a blank wall, is not oriented toward the street and is mostly blank. This building is on a corner lot, so a primary entrance is not necessary, but this near blank wall is inappropriate.

4. Window & Door Openings

Openings refer to the windows and doors on a structure. Openings and their arrangement are important to a structure's visual aesthetic. Materials, construction, and detailing of the openings are also important to the style of a building. Proposals within the district should be cognizant of the rhythm and patterns of openings on the façade. Height-to-width ratios for windows should encourage compatibility with the architectural style of the building as well as with the other styles found throughout the neighborhood.



This apartment demonstrates an ideal pattern of window and door openings. These guidelines are striving to achieve this ideal pattern.

Mandatory

- The front façade must contain a minimum of a front entry door opening and at least two window openings per story. For corner lots, the secondary street-facing façade must contain at least two window opening per story.

Appropriate

- The proportion of window and door openings to solid surfaces in the façade zone should be compatible with that of the traditional Historic East Urbana residential neighborhood.
- An ideal ratio of openings to solids is approximately 1:3 for the front façade.
- Large wall expanses in the façade zone should be visually interrupted by windows in a balanced rhythmic pattern, unless the architectural style calls for an irregular pattern.
- A consistent rhythm of openings on the façade.

Inappropriate

- Large wall expanses without openings.
- Irregular patterns of windows and doors.
- Openings that are too small in proportion to the wall expanse.

Appropriate



The ratio of openings to solids here is visually appealing, as is the consistent rhythm of openings. The architectural details and vertical orientation of the windows add further appeal.

Inappropriate



The ratio of openings (i.e., windows and doors) to solids in this building is inappropriate.

5. Landscaping

Landscaping is an important design element when blending any building or parking area into the neighborhood. Landscaping can soften the mass of a building as well as accentuate its features. Preservation of mature trees, adding visual interest to individual properties, and providing effective methods of landscaping are important. The City Arbor Division should be used as a resource for existing trees and to determine the appropriate size and species of future tree plantings.

Appropriate

- Retain mature trees within the parkway and other public rights-of-way.
- Retain mature trees on private property where feasible.
- Plant new trees on private and public property to replenish the urban canopy.
- Protect mature trees from root damage during construction, both on the site and on adjacent properties.
- Use evergreens, dense deciduous shrubs, masonry walls, and/or berms to screen mechanical equipment such as utility meters, air conditioners, etc.
- Design landscaping to ensure safe pedestrian and automobile traffic circulation on and off private property.
- Diversify tree species.
- Mix annuals and perennials to encourage all-season landscape color accents.

Inappropriate

- Invasive species.
- Astro turf.
- Avoid extensive use of paving materials instead of landscaping.
- Avoid monotonous expanses of turf without accent plantings.
- Loss of or damage to healthy mature trees.
- Unscreened mechanical equipment.



The mature tree and evergreen bushes in front of this apartment building help break up the monotony of the front façade.



Historic East Urbana is home to a thriving urban forest whose canopies shade the streets with rich green hues and excite the neighborhood with spring pastels and fall brilliance.



The evergreen shrubs and mature trees planted in front of this apartment building complement the architecture of the building and add visual interest to the block.

6. Parking Areas

The district retains the scale and patterns of a traditional neighborhood in terms of the grid street layout. Vehicular access onto properties must meet engineering and safety standards and be appropriately incorporated into the site design. While parking areas are integral to many uses, softening their visual impact to adjacent properties and from the public street is essential.

Appropriate

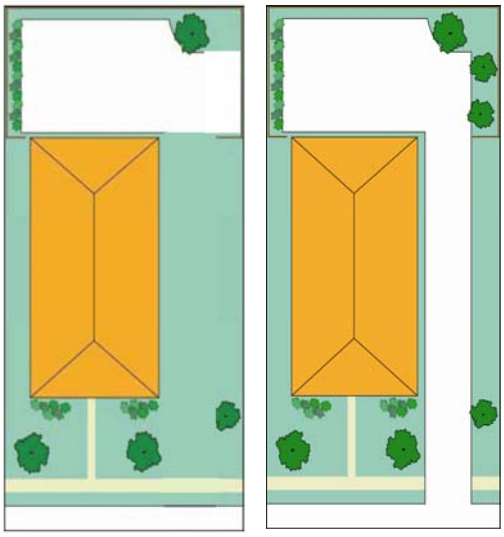
- To the extent possible, locate parking behind the main structure or below ground.
- Parking at grade should be screened.
- Locate single-family garages behind or recessed from the façade of the main structure.
- Use screening of parking areas to reduce visual impact from adjacent properties.
- Use hedges, wood fences or masonry walls to screen parking areas from adjacent properties.
- Consider use of permeable pavements.

Inappropriate

- Elevated buildings that allow visible parking at grade.
- Avoid parking in the façade zone.
- Avoid extensive parking areas.
- Avoid excessive paved areas.

Note: Parking must also meet Article VIII of the Urbana Zoning Ordinance.

Recommended Parking Configuration



Multi-Family on a corner lot

Multi-Family on an interior lot



Parking on ground floor should be screened and not in the façade zone



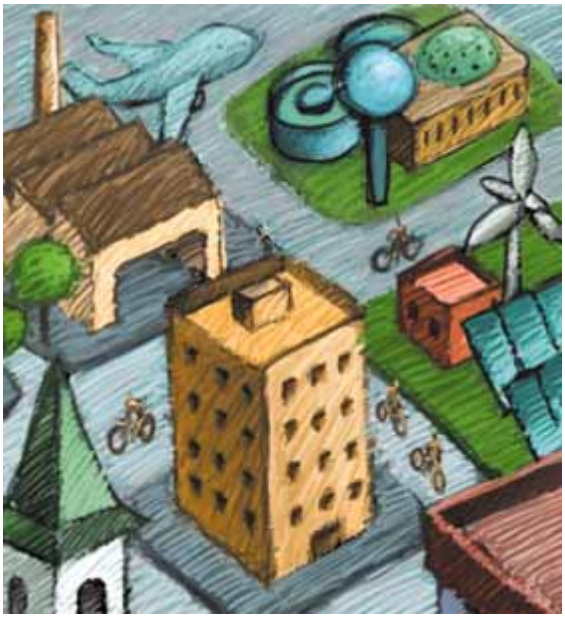
Parking is on ground floor, but is screened and not visible in the façade zone

7. Sustainability

The City of Urbana is committed to reducing Urbana's environmental footprint. Including a sustainability component in the East Urbana Design Guidelines works towards that goal. As this document is concerned with design and not building techniques, this section should be considered advisory best practices rather than being considered integral to the evaluation of the design of a project.

Sustainable Urbana
A Place to Work, Live and Grow





Source: Sustainable Cities, Environmentally Sustainable Urban Development.

Appropriate

The use of best practices in green building techniques, including but not limited to:

- Re-use of buildings and building materials
- Permeable surfaces for drainage
- Cisterns for irrigation
- Use of solar panels
- Use of renewable energy
- Use of low-level and full cut-off lighting
- Attainment of LEED standards
- Use of green roofs
- Installation of geothermal**,** passive solar building design, or straw bale construction
- Landscaping to lower heating/cooling costs
- Native or drought-resistant landscaping
- Provide bicycle facilities

Inappropriate

- Wastefulness in building practices
- Excessive paved areas
- Intensive or wasteful lighting
- No provision for pedestrian and/or bicycle transit