



DATE: Thursday, May 18, 2023

TIME: 7:00 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

Minutes of the April 20, 2023 Regular Meeting

D. Continued Public Hearings

Plan Case No. 2468-T-23 – An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance to allow more than one residential building on any lot zoned for multifamily use. *{Note: This case will be continued to the July 6, 2023 meeting.}*

Plan Case No. 2469-SU-23 – An application by 1919 Architects, on behalf of the Housing Authority of Champaign County, for a special use permit to allow renovation of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District.

E. Unfinished Business

F. New Public Hearings

G. New Business

H. Public Input

I. Staff Report

J. Study Session

K. Adjournment

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@urbanailinois.us. The subject line of the email must include the words "PLAN COMMISSION - 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 so state. 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 specific 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 an 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: tmandel@urbanainline.us

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanainline.us/uptv>.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Nick Olsen, Planner I

DATE: May 12, 2023

SUBJECT: **Plan Case 2469-SU-23:** An application by 1919 Architects, on behalf of the Housing Authority of Champaign County, for a special use permit to allow renovations of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District.

Introduction

The Housing Authority of Champaign County (HACC) is planning extensive renovations to Steer Place apartments, located at 1202 East Harding Drive. Section XIII-8.D. of the Zoning Ordinance requires a special use permit for renovations of multifamily buildings within the Southeast Urbana Overlay District for which estimated construction costs total more than 50% of the building's estimated market value. The majority of the proposed renovations at Steer Place are interior renovations, with some additional lighting and landscaping being added to the building exterior. Due to the scale of the proposed renovations and the location within the Southeast Urbana Overlay District, a special use permit is required.

The Southeast Urbana Overlay District was established in 2017. Its intent is to improve quality of life in the district through design guidelines that promote safety, maintenance, and accessibility.

The Plan Commission must review the special use permit application, hold a public hearing, and make a recommendation to the City Council. The City Council must then approve, approve with certain conditions, or deny the request.

Background

Description of the Site and Surrounding Properties

The 1.83-acre parcel lies between Colorado Avenue and Harding Drive (Exhibit A). The property has been the site of Steer Place apartments, an affordable, age-restricted¹ apartment building owned by HACC, originally constructed in 1972. Steer Place is 6 stories tall and contains 104 units. Other nearby uses include multifamily housing (west and northwest), a church (northwest), a dentist (southwest), duplexes (south), and a grocery and thrift store (north). The table below shows 2005 Comprehensive Plan future land use designations of the site and surrounding land (Exhibits B and C).

¹ Steer Place serves individuals age 55 and older.

Table 1. Zoning, Existing Land Use, Future Land Use Designation

	Zoning	Existing Land Use	Future Land Use
Site	R-6, High Density Multiple Family Residential	Multifamily	Multifamily
North	B-3, General Business	Multifamily/Grocery	Multifamily/Community Business
East	B-3, General Business	Dentist	Multifamily
South	R-3, Single and Two-Family Residential	Duplex	Residential (Suburban Pattern)
West	R-5, Medium Density Multiple Family Residential	Multifamily/Church	Multifamily

Proposed Use/Activities

The Housing Authority of Champaign County is proposing renovations to the existing multifamily apartment building at 1202 East Harding Drive. Due to the location within the Southeast Urbana Overlay District, the renovations require a special use permit.

In February 2023, the City Council awarded ARPA funding to HACC for the proposed renovation project. An application for additional funding with the Illinois Housing Development Authority is pending.

The applicant has provided a project scope summary and site plan and for the proposed renovations (Exhibits E and F). A majority of the planned renovations are interior renovations outside of the purview of the Southeast Urbana Overlay guidelines, which primarily concern exterior work. Accordingly, this memo will focus only on the proposed renovation work for which the guidelines for construction in Section XIII-8.E. of the Zoning Ordinance (Exhibit G) are applicable.

Southeast Urbana Overlay Guidelines for Construction

An overview of how the proposed work adheres to overlay guidelines is below:

- Repairing the existing sidewalks and handrails would improve the site’s pedestrian network.
- Existing exterior and common area lighting would be replaced with new LED fixtures equipped with sensors and timers, in compliance with overlay recommendations for adjusting appropriate lighting levels throughout the day. Placement of lights throughout the parking lot and pedestrian network is shown on the site plan. This will improve lighting around existing exits and entrances, in accordance with guidelines.
- Landscaping work will largely consist of trimming, removing, and maintaining existing landscaping, improving sightlines on the property, and bringing the site into greater conformance with overlay guidelines.
- Existing fencing would be repaired. Staff find the existing, 6-foot tall, transparent, aluminum fence to generally conform to guidelines for visibility, security, and separation of public and private spaces.
- Guidelines encourage the use of “appropriate, durable, and low-maintenance building materials.” A full list of material replacements and repairs is listed in the submitted Project Scope. All work will be subsequently reviewed for code compliance by the City of Urbana Building Safety Division.

- The “natural imperatives” guidelines suggest measures to “promote healthy behaviors and reduce mental fatigue.” Plans for outdoor and indoor recreation/entertainment spaces are in conformance with these guidelines.
- Replacement of existing exterior security cameras with a new, high-definition system, as well as landscaping work that should improve sightlines through the property, are in conformance with district security guidelines.
- Overlay façade guidelines are not applicable to the scope of the proposed renovations

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A. of the Urbana Zoning Ordinance, an application for a special use permit shall demonstrate the following:

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

The City of Urbana and Urbana HOME Consortium 2020-2024 Consolidated Plan documents a local shortage of housing that is affordable to low-income households. The proposed renovations would maintain the viability of the existing building—which is over 50 years old—as an affordable housing resource, while the exterior renovations should have a positive effect on building residents and the surrounding area. Staff find this criteria met.

2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.

The proposed changes to the site’s existing lighting, landscaping, security systems, and pedestrian infrastructure should have a positive effect on the surrounding district by improving safety, sightlines, and accessibility. Prolonging the site’s viability as an affordable housing resource—and in doing so, improving living conditions for current and future tenants—should have a positive effect on the public welfare. Staff find this criteria met.

3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.

The renovations would conform to the regulations and standards of, and preserve the essential character of, the R-6 zoning district. Multifamily dwellings are a permitted use in the district, and the proposed alterations would result in no change to the existing building footprint. Staff find this criteria met.

Southeast Urbana Overlay Additional Criteria

In addition to the criteria above, the Plan Commission shall also find that the following criteria are met if the special use permit is to be granted (Section XIII-8.F):

1. That the proposed use is consistent with the 2005 Comprehensive Plan, as amended, as it pertains to the protection and preservation of Urbana's Neighborhoods.

The proposed renovations would increase the long-term viability of Steer Place as an affordable housing resource by addressing needed structural upgrades, while improving accessibility, security, and common areas. Staff find that this meets Comprehensive Plan Objective 1.2, "Encourage investment in older properties to help maintain their appearance and long-term potential," and Objective 40.5 "Ensure the conservation and improvement of Urbana's existing housing stock to promote neighborhood stabilization," both of which concern protection and preservation of Urbana Neighborhoods.

2. That the location, size, and type of proposed development is appropriate to and compatible with the area in which it is to be located.

This criteria is not applicable, as the proposal concerns renovations for an existing structure and would not expand the building.

3. That the proposed use is designed and located so that it is in conformance with the intent of the guidelines for construction as contained herein.

As detailed above, the proposed renovations would generally conform to the Southeast Urbana Design Overlay guidelines for pedestrian access networks, lighting, landscaping, entrances/exits, thoughtful public and private space separation, materials, natural imperatives, and security. Overlay façade guidelines are not applicable to the scope of the proposed renovations. Relevant work includes sidewalk repairs, handrail repairs, lighting replacements in exterior and common areas, parking and access drive repairs, fence repairs, landscaping, creation of an outdoor entertainment area, and the replacement and installation of new security cameras in the building exterior and common areas.

4. That the proposed development meets the standards contained herein without creating an unreasonable burden on the property owners.

The proposed renovations would generally bring the existing site and use into further conformance with the overlay standards. None of the planned renovations would move the site further from conformance with those guidelines. Most renovations will consist of replacement, repair, and maintenance of existing site infrastructure, which will improve living conditions, security, and accessibility. Staff feel that a more substantial redesign of the site layout is beyond the scope of the proposed renovation project and review process.

Overview

Staff find that the proposed renovations of the Steer Place apartment building at 1202 East Harding comply with the guidelines laid out by the Zoning Ordinance for a special use permit in the Southeast Urbana Overlay District. The renovations should have a positive impact on building residents, the surrounding area, and the City of Urbana more broadly.

In response to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may

also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

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

Summary of Findings

1. 1919 Architects, on behalf of the Housing Authority of Champaign County, for a special use permit to allow renovations of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District
2. The proposed renovations would be conducive to the public convenience, as they would allow Steer Place apartments to continue serving as an affordable housing resource for the Urbana Community.
3. The proposed renovations would not be injurious or detrimental to the R-6 zoning district, or injurious to the general public, as they would improve conditions at an existing site.
4. The proposed renovations would conform to the regulations and standards of, and preserve the essential character of, the R-6 zoning district.
5. The proposed renovations are consistent with the 2005 Comprehensive Plan as it pertains to protection and preservation of Urbana Neighborhoods.
6. The location, size, and type of development on the site would be unchanged by the proposed renovations.
7. The proposed renovations generally conform to Southeast Urbana Overlay guidelines.
8. Guidelines for renovations have been met without creating an unreasonable burden on the property owners.

Options

The Plan Commission has the following options in Plan Case 2469-SU-23:

1. Recommend approval of the special use permit without any conditions.

2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City's municipal code.
3. Recommend denial of the special use permit. If the Plan Commission elects to do so, it should articulate the findings supporting its denial.

Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed special use permit in Plan Case No. 2469-SU-23, with the following condition:

1. The renovations shall generally conform to the submitted project scope and site plan.

Attachments:

- Exhibit A: Location Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Application for Special Use Permit
- Exhibit E: Project Scope Summary
- Exhibit F: Site Plans
- Exhibit G: Southeast Urbana Overlay Guidelines for Construction
- Exhibit H: Site Photos

Exhibit A - Location Map

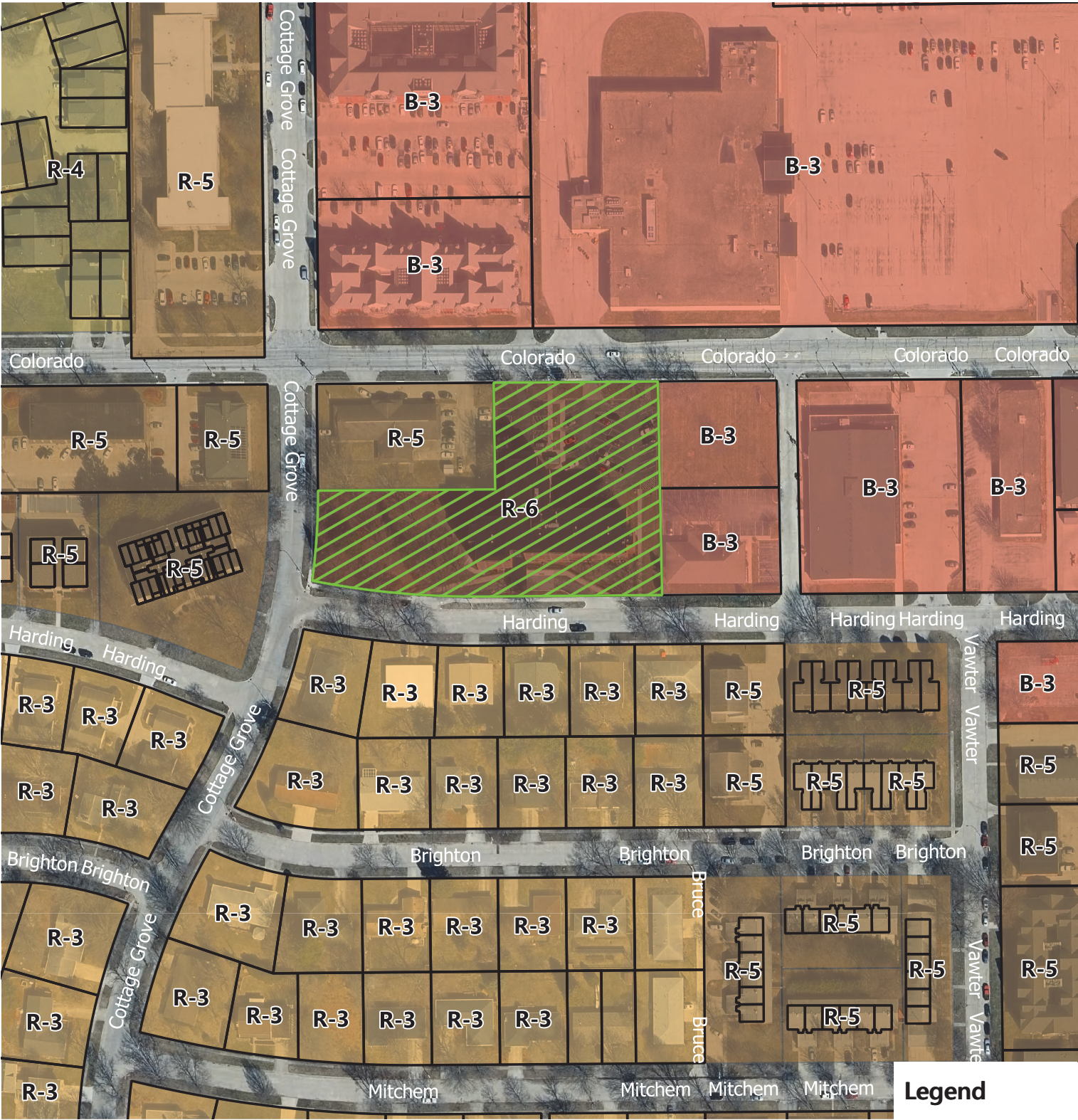


Case: 2469-SU-23
Subject: Special Use Permit for a Steer Place Renovations
Location: 1202 East Harding Drive
Applicant: 1919 Architects/Housing Authority of Champaign County

Legend

 1202 East Harding

Exhibit B - Zoning Map




0 100 200 300 ft



Case: 2469-SU-23
Subject: Steer Place SUP
Location: 1202 East Harding
Applicant: 1919 Architects

Legend

 1202 Harding

City Zoning





-  B-3
-  R-3
-  R-4
-  R-5
-  R-6

Exhibit C - Future Land Use Map



Legend

1202 Harding

Future Land Use

- Community Business
- Multifamily
- Residential



Case: 2469-SU-23
Subject: Steer Place SUP
Location: 1202 East Harding
Applicant: 1919 Architects

Exhibit D - Application



Application for
Special Use Permit

PLAN
COMMISSION

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 02-03-2023 Plan Case No. 2469-SU-23
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section XIII-8 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* Multifamily on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Ronald Billy Phone: 815-229-8222
Address *(street/city/state/zip code)*: 4000 Morsay Dr, Rockford, IL 61107
Email Address: ron@1919architects.com

2. PROPERTY INFORMATION

Address/Location of Subject Site: 1202 E. Harding Dr., Urbana, IL 61801
PIN # of Location: 93-21-21-176-017
Lot Size: 1.83 Acres
Current Zoning Designation: R-6 High Density Multifamily Residential
Current Land Use *(vacant, residence, grocery, factory, etc)*: Multifamily Residential
Proposed Land Use: Multifamily Residential

Legal Description *(If additional space is needed, please submit on separate sheet of paper)*:
Lots 544 and 545 in Ennis Ridge Seventh Subdivision, as per Plat Recorded Book "O" at Page 36, Situated in Champaign County, Illinois and Lots 626-629 in Ennis Ridge Eighth Subdivision, as per Plat Recorded in Plat Book "P" at Page 9, situated in Champaign County, Illinois

3. CONSULTANT INFORMATION

Name of Architect(s): 1919 Architects

Phone: 815-229-8222

Address (street/city/state/zip code): 4000 Morsay Dr., Rockford, IL 61107

Email Address: ron@1919architects.com

Name of Engineers(s): TRC Worldwide Engineering

Phone: 317-691-4241

Address (street/city/state/zip code): 7202 Shadeland Ave, Suite 217, Indianapolis, IN 46250

Email Address: RBoellner@trcww.com

Name of Surveyor(s): BKB Engineering

Phone: 217-840-3546

Address (street/city/state/zip code): 301 N. Neil Street, Champaign, IL 61820

Email Address: bbradshaw@bkbeng.com

Name of Professional Site Planner(s): N/A

Phone:

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

Email Address:

Name of Attorney(s): Eric P. Hansen

Phone: 815-30-9500 x 109

Address (street/city/state/zip code): 822 Infantry Drive, Suite 100 Joliet, Illinois 60435

Email Address: ehanson@msclawfirm.com

4. REASONS FOR SPECIAL USE PERMIT

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

This affordable housing is strategically located and in close proximity to amenities for the residents and within walking distance and or public transportation.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

This is an existing multifamily residential apartment building which remain in the same use as it has for decades. The interior renovation proposed and site improvements will help make the building viable for another 20+ years.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

Existing building currently meets the applicable regulations and standards of and preserves the essential character of the district. No planned changes to the exterior of the building other than increased site lighting and landscaping.

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

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

CERTIFICATION BY THE APPLICANT

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



Applicant's Signature

February 3, 2023

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

Exhibit E - Project Scope Summary

Steer Place Apartments

I. INFORMATION & CONDITIONS

- A. Project Scope Summary: This is a 108-unit midrise building which will be rehabilitated. The current accessible units will be remodeled to meet current ADA codes and additional units will be remodeled to meet IHDA's 10% Accessible unit requirements and the Illinois Accessibility codes adaptable units' requirements. Detailed Scope of Work as follows:

Environmental Testing Results

- Asbestos Containing Materials Found – (see full report)
 - o Found in some floor tiles, drywall joint compound and rope gasket in stairwell
 - o Soil testing and mediation at previously removed UST
 - o Radon system for the building

Gut Rehab Renovation

- o Address any environmental findings

Exterior

- o Caulk and seal exterior as needed
- o Repair concrete sidewalks around building as needed
 - North and East sidewalk areas are uneven and broken
- o Repair and paint guard / handrails on East side
- o Replace exterior lighting with LED fixtures / bulbs
- o Replace Asphalt parking lots and drive areas
- o Replace soffit lighting with modern LED fixtures
- o Repair areas of damaged fence and extend fencing around the site
- o Remove and place roof membrane with TPO roofing system
- o Replace roof hatch and install new hatch with guard rails
- o Accessible landscaping on one side yard and rear yard
- o Outdoor entertainment area with available seating to accommodate 25% of the residents
- o Exterior security camera system

Common areas, Hallways & Offices

- o Replace flooring with LVT type product
- o Replace drywall
- o Paint walls and ceilings
- o Remodel elevator cabs and upgrade elevator from hydraulic to electric
- o Replace switches and outlets and install new covers

- Install new sink and toilet shut offs (1/4 turn)
- Install new braided toilet supply lines with EFV valve
- Replace common area kitchen appliances
 - Energy star rated
 - Locally sourced
- Upgrade all lighting to LED
 - (90% are already upgraded)
- Replace bathroom Faucets
- Insulate accessible hot water lines
- Install smart programable thermostats in common area and offices
- Replace security cameras and install additional where needed
 - Interior and exterior
- Lever door hardware on all doors
- Rocker light switches
- Facility wide security camera system
- New computer room
- Adjustable shelving in the common area closets

Units

- Replace flooring with LVT type product
- Replace cove base molding
- Remove and replace drywall
- Paint all walls and ceilings
- Replace all appliances and provide VRF air conditioning
 - Energy star rated
 - Locally sourced
- Remove and replace Doors and casing
- Replace kitchen cabinets, countertops and sink (accessible sink depth). Cabinets with accessible handles/touch latches for doors and drawers
- Replace kitchen and bath faucets
- Replace bath fans
- Replace self-closing hardware on doors
 - Original hardware no longer working
- Remove locking hardware from entry door handle and install dead bolt and new non-locking handle
- Replace electrical panel
- Install GFCI outlet or breaker where required
- Replace unit lighting with LED type fixtures
- Replace switches and outlets and install new coves
- Replace living room smoke detector and add additional one in bedroom
- Replace shower valve and shower heads along with new shower unit and surrounds

- Replace faucet and toilet shutoff valves
- Replace toilet supply line with braided type with included EFV valve
- Replace windows with new thermally broken aluminum windows
- Entry door with dual viewers
- Lever door hardware on all doors
- Rocker light switches
- Microwave hood in every unit and countertop microwave for Accessible units.
- Adjustable shelving in the closets
- Under cabinet lights under wall cabinets
- Energy Star ceiling fans in living room and bedroom

Mechanical

- Replace emergency generator
 - Install new gas line
- Insulate accessible hot water lines after replacing domestic water lines
- Replace waste and vent piping
- Replace roof top Make up Air unit
- Replace trash compactor system

The ground floor will be completely renovated with new finishes and lighting. The units themselves will be renovated with new flooring, and microwave ovens. Each of the unit's kitchens will be renovated to provide more cabinet space and a better functioning layout. Project amenities will include community room, computer room, fitness center, and new library incorporated into the community room with a complete renovation with new finishes and lighting.

- B. Description of the projects construction: The present structure is a poured concrete system with use of precast concrete members and an exposed concrete and brick veneer. Replacement of designated exterior and common area doors.

II. GENERAL REQUIREMENTS

a. Structural Design Summary and Design Criteria

1. Code Regulatory Review requirements of all components
 - a. Building: International Building Code (IBC 2009) with local amendments
 - b. International Existing Building Code (IEBC 2009)
 - c. Mechanical: International Mechanical Code (IMC 2009) with local amendments
 - d. Electrical: National Electric Code (NEC 2008) with local amendments
 - e. International Fuel Gas Code (IFGC 2009) with local amendments
 - f. International Fire Code (IFC 2009)

- g. Plumbing Code: Illinois Department of Public Health Plumbing Code (Current addition)
- h. Accessibility: Illinois Accessibility Code
- i. Energy Conservation: International Energy Conservation Code (IECC 2021)

2. Loads:

- a. Dead Loads:
 - i. Roof Trusses= 10 PSF Top Chord, 10 PSF Bottom Chord
 - ii. Floor Trusses= 15 PSF Top Chord, 5 PSF Bottom Chord
 - iii. Wood Framed Walls= 10 PSF Interior, 10 PSF Exterior
 - iv. 8" CMU= 55 PSF
- b. Live Loads:
 - i. Private Rooms and Corridors Serving Them= 40 PSF
 - ii. Public Rooms and Corridors Serving Them= 100 PSF
- c. Snow Loads:
 - i. Ground Snow Load (P_g)= 30 PSF
 - ii. Snow Load Importance Factor= 1.0
 - iii. Exposure Factor (C_e)= 0.9 (Fully Exposed)
 - iv. Thermal Factor= 1.1
- d. Wind Loads:
 - i. Design Wind Load Based on Simplified Analysis
 - ii. Basic Wind Speed= 90 mph
 - iii. Exposure Category= C
- e. Seismic Loads:
 - i. Design Seismic Load Based on Simplified Analysis
 - ii. Spectral Response Acceleration: S_s = 0.052, S_1 = 0.037
 - iii. Site Class= D
 - iv. Spectral Response Coefficient: S_{ds} = 0.056, S_{d1} = 0.059
 - v. Seismic Importance Factor (I_e)= 1.0
 - vi. Seismic Use Group= II
 - vii. Seismic Design Category= A
 - viii. Seismic Force Resisting System= Bearing walls, light frame with wood shear walls
 - ix. Seismic Response Coefficient (R)= 6-1/2
- f. Soil Loads:
 - i. Frost Depth Protection= 42"

3. Sound Criteria
 - a. Walls: STC 50
 - b. Ceilings: STC 50
- b. Structural Framing System
 1. Floor Systems: Poured and precast concrete slabs with concrete topping.
 2. Roof Systems: Poured and precast concrete.
 3. Bearing Wall Systems: Masonry with brick veneer.
 4. Columns: Poured in place reinforced concrete.
 5. Foundation System: Formed cast in place concrete footings and foundation walls: 3,000 PSI
 6. Footing Requirements: Formed cast in place concrete spread footings
 7. Exterior Wall Construction: Concrete masonry units with brick veneer.

III. SITE CONSTRUCTION & DEMOLITION

- A. Present sidewalks and bituminous paving to be removed at the new construction additions. New concrete patio outside of the community room with modification of present bituminous removal paving.

IV. CONCRETE

- a. Cast-In-Place Concrete: 3,000 PSI Portland cement concrete
- b. Concrete topping: Light weight Portland cement concrete at 3,000 PSI

V. MASONRY

- a. Concrete Block: Standard units 16 x 8 inches, Load bearing units: ASTM C90, normal weight
- b. Brick: Modular units: Allowance \$650/1000

VI. METALS

- a. Structural Steel: Beams and Columns field bolted with ¾" ASTM A 325 Bolts
- b. Metal Fabrications
 1. Exterior Metal Fabrications: Loose lintels
- c. Cold form steel galvanized structural steel studs (2 x 6) with appropriate fasteners

VII. WOOD & PLASTICS

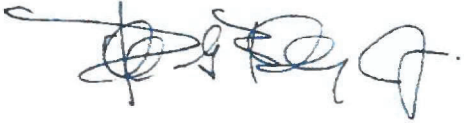
- a. Rough Carpentry
 1. 1/2" Den Glass Sheathing, R-13+R-7.5 continuous Insulation, 6mil vapor barrier, 1/2" drywall
 2. Party Walls: one- and two-hour assemblies
 3. Corridor Walls: Corridor and Unit Separation walls: 1 Hour rated 5/8" type drywall, both sides 2x6 stud, sound batts, and 1/2" resilient channels one side. (Where new walls are scheduled to be constructed)
 4. Interior Partition Walls: 1/2" drywall both sides, 2x4 walls, sound batts around bathrooms and rooms containing equipment, M.R. Drywall at wet locations
 5. Exterior Wall Sheathing: ½" Den Glass

- 6. Blocking: 2x lumber (Fire Treated)
 - b. Finish Carpentry
 - 1. Hardwood: Red Oak quarter sawn
 - 2. Prefinished Wood: Moldings and trim
 - c. Architectural Wood Casework
 - 1. Plastic Laminate countertops - Quartz as a Deductive Alternate
 - 2. Wood Casework Construction
 - 3. Cast Marble Fabrications
- VIII. THERMAL & MOISTURE PROTECTION
 - a. Horizontal Waterproofing Systems
 - b. Building Insulation: Blown in insulation: R-13+R-7.5 continuous walls at new construction areas and R-30 board insulation on the Roofs
 - c. Air and Moisture Barrier: Tyvek and or fluid applied
 - d. Sheet Metal Flashing & Trim: Prefinished Aluminum
 - e. Aluminum Soffit: soffit panels to match steel wall panels
 - f. TPO Roof Membrane
 - g. Firestopping: 3M products
 - h. Joint Sealant: Tremco silicone
- IX. DOORS & WINDOWS
 - a. Exterior Doors and Frames: Insulated steel doors and frames and Aluminum storefronts
 - b. Interior Doors and Frames: Prefinished wood flush panel doors
 - c. Door Hardware and Schedules: Grade 2 Schlage, Lever Handles
 - d. Access Doors and Panels: Milcor
 - e. Louver and Vents
 - f. Glass Glazing
 - 1. Exterior Glass Types: Low E, Argon Filled
 - 2. Interior Glass Types: Ceramic Fire Glazing
- X. FINISHES
 - a. Wallboard Systems: Gypsum Board Assemblies
 - b. Resilient Flooring: Luxury Vinyl wood plank flooring
 - c. Carpeting: Low cut pile direct glue down
 - d. Painting: Sherwin Williams
 - e. Acoustical Ceiling Tile: USG 2x2 and 2x4 with exposed aluminum "T" track (white)
- XI. SPECIALTIES, EQUIPMENT, AND FURNISHINGS
 - a. Signage: InPro Braille
 - b. Toilet and Bath Accessories (Unit and Public): American Specialties Stainless Steel
 - c. Wall and Corner Guards: InPro
 - d. Fire Protection Specialties: JL Industries 10# ABC Fire Extinguishers and cabinets
 - e. Manufactured Fireplaces
 - f. Postal Specialties: Authflorenc front loading mailboxes with parcel boxes
 - g. Wire Storage Shelving
- XII. EQUIPMENT
 - a. Residential Appliances: Energy Star Refrigerator, Electric Ranges, Rangehoods, and microwaves

- b. Common Area Appliances: Energy Star Refrigerator, Electric Ranges, Vented Rangehoods
- XIII. FURNISHINGS
 - a. Window Treatments: Aluminum Horizontal Louver Blinds with 1" slats
 - b. Residential Casework: Smart Cabinetry or equal
- XIV. CONVEYING SYSTEMS
 - a. Elevators
 - 1. Cabs to be renovated.
 - 2. New electric elevators. Machine room less
 - b. Waste Chutes: Wilkinson-Hi-Rise LLC
- XV. SPECIAL CONSTRUCTION
 - a. Wet Pipe Sprinkler System: NFPA 13 – changing heads to recessed in common areas.
 - b. Dry Pipe Sprinkler System: NFPA 13
- XVI. MECHANICAL
 - a. Air Distribution
 - 1. Common Areas: Insulated and un-insulated metal ducts
 - b. HVAC Equipment
 - 1. Common Areas: Hot water forced air units.
 - 2. Units: Hot water baseboard
 - 3. Replace RTU Make-up Air Unit
 - 4. Replace boiler circulation pumps as needed
 - 5. New energy VRF cooling units for the apartments
 - 6. New programmable thermostats
- XVII. PLUMBING
 - a. Piping: Type K Copper and PEX Tubing for water supply and PVC waste and vent piping, insulate exposed plumbing lines during construction.
 - b. Plumbing Fixtures: Low flow water Toilets, fiberglass shower units and surrounds, cultured marble vanities, and stainless-steel sinks with low flow water saving fixtures.
 - c. Replace Water Heater
 - d. Gas piping to generator
- XVIII. ELECTRICAL
 - a. Wiring: Copper wiring in conduit
 - b. Power
 - 1. Service Requirements: 3000 AMP 3 Phase
 - 2. Unit Requirements: 100 AMP panel
 - c. Light Fixtures: Energy Star rated fixtures
 - d. New receptacles and light switches – including new GFCI Receptacles
 - e. Install new generator
- XIX. ELECTRONIC SAFETY AND SECURITY
 - a. Replace security camera system to HD cameras
 - b. Replacement or addition of Smoke and CO2 detectors as addressable devices
- XX. EXTERIOR IMPROVEMENTS
 - a. Pavement sealing
 - b. Asphalt paving replacement and or patching
 - c. Concrete paving replacement

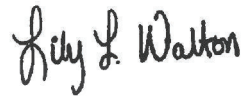
- d. Ornamental Steel Fencing Replacement/patching
- e. Landscaping upgrades and trimming

1919 Architects:

A handwritten signature in blue ink, appearing to read "R. Billy, Jr.", with a stylized flourish at the end.

Ronald G. Billy, Jr., NCARB, LEED AP

Oak Grove Development Corporation

A handwritten signature in blue ink, appearing to read "Lily L. Walton", written in a cursive style.

Lily Walton

STEER PLACE APARTMENTS REHAB - SCATTERED SITES

PROJECT ADDRESS

OWNER:
OAK GROVE DEVELOPMENT CORPORATION
2008 N. MARKET ST.
CHAMPAIGN, IL 61822
217-378-7100

ARCHITECT:
1919 ARCHITECTS, P.C.
4000 MORRAY DRIVE
ROCKFORD, IL 61107
RONALD G. BILLY, JR., NCARB, LEED AP
815-229-8222

ENGINEERS:
TMC ENGINEERING
7202 SHADELAND AVE. SUITE 217
INDIANAPOLIS, IN 46250
317-691-4241

DEVELOPMENT CONSULTANT:
BANKER TILLY US, LLP
203 N. WASHINGTON AVE
CHICAGO, IL 60601
312-228-7333

CODE COMPLIANCE

TOTAL BUILDING SQUARE FOOT: **28,372 (SEE FLOOR PLANS)**

2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL CODE
2009 INTERNATIONAL FIRE PREVENTION CODE
2009 INTERNATIONAL MECHANICAL CODE
2008 NATIONAL ELECTRICAL CODE
2014 ILLINOIS PLUMBING CODE
2018 ILLINOIS ACCESSIBILITY CODE
2010 ADA STANDARDS
2018 ILLINOIS ENERGY CONSERVATION CODE

Exhibit F - Site Plan

SHEET INDEX

GENERAL:	
G000	COVER SHEET
SITE AND LANDSCAPE:	
S100	SITE PLAN
L100	LANDSCAPE PLAN

ARCHITECTURAL:

A6 - T	1ST FLOOR PLAN
A6 - U	2ND FLOOR PLAN
A6 - V	3RD FLOOR PLAN
A6 - W	4TH FLOOR PLAN
A6 - X	5TH FLOOR PLAN
A6 - Y	6TH FLOOR PLAN
A300	ENLARGED UNIT PLANS
A310	WALL SECTION
A311	NORTH AND WEST ELEVATION
A312	SECTION THROUGH ELEVATION
A608	ROOM FINISH SCHEDULE

STATEMENT OF COMPLIANCE
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

Signed: 
ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: 001-015480
Exp. Date: 11/30/24

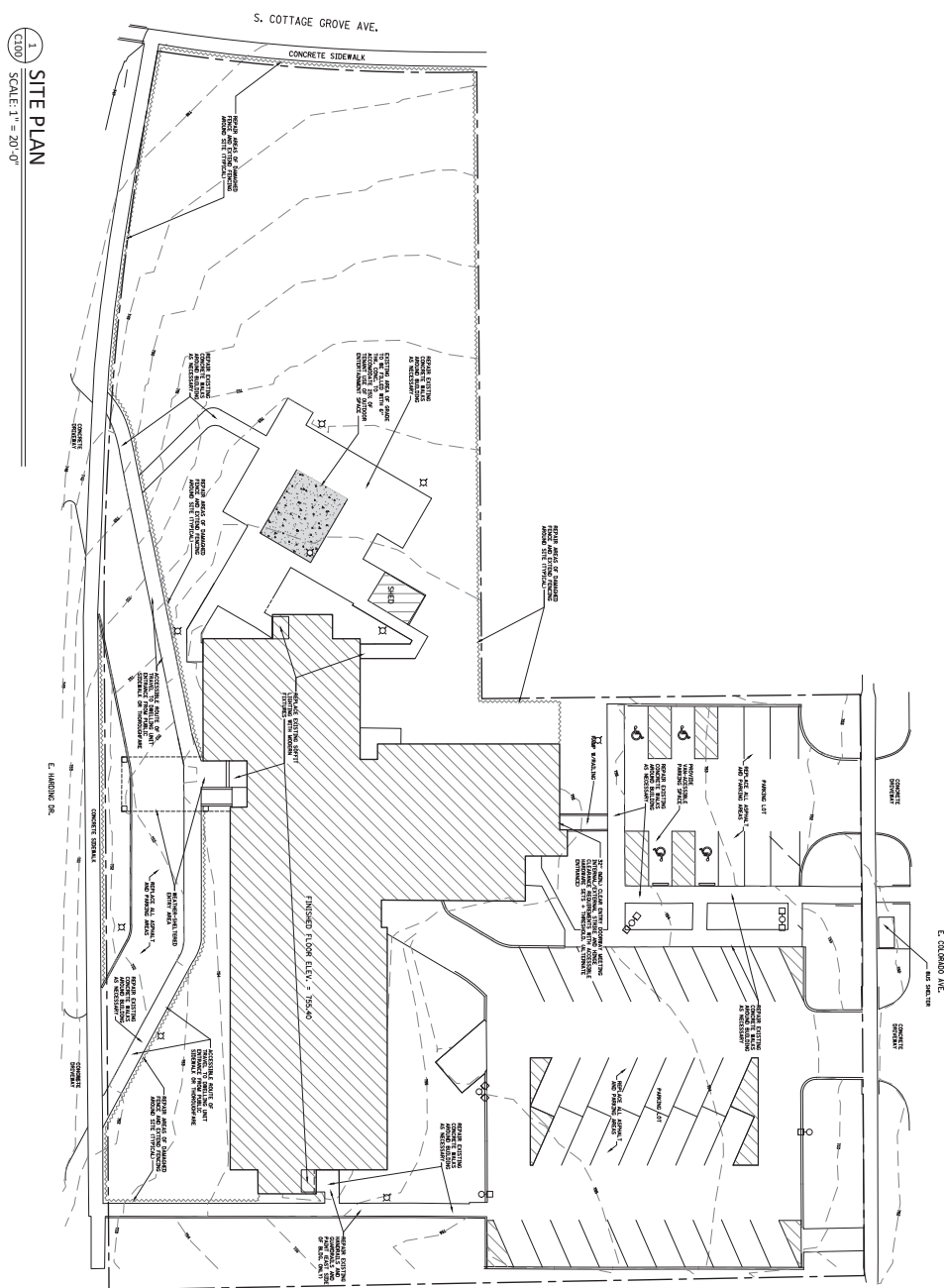
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COVER SHEET	STEER PLACE APARTMENTS REHAB		OWNER		ARCHITECT
G000	22-14370	12-28-2022	JMK	RGB	CONTRACTOR
	Project Number	Date	Design	Revised	BIDDING CO.



SITE PLAN
SCALE: 1" = 20'-0"

PRIMARY UNIT ENTRY DOOR WITH DUAL VIEWERS, MOUNTED PER ACCESSIBLE GUIDELINE'S FLOOR PLANS.

LEVER STYLE DOORS HARDWARE ON ALL INTERIOR DOORS WITHIN COMMON AREAS AND UNITS

STRIKE EDGE CLEARANCES AND ACCESSIBLE THRESHOLDS FOR ALL DOORWAYS IN ALL COMMON AREAS AND UNIT ENTRIES (RE: IAD ONLY)

ROOFS, LIGHT SWITCHES AND CONTROLS AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS

PROVIDE ADJUSTABLE (36"-60") ROOF SHELVES WITHIN CLOSETS IN COMMON AREAS AND UNITS

COMMON AREA KITCHEN (IF PROVIDED) AND ALL UNIT KITCHENS PROVIDED ON ACCESSIBLE ROUTE OF TRAVEL (REHAB ONLY)

UNDERCABINET LIGHTING UNDER ALL WALL CABINETS
MICROWAVE PROVIDED ON THE COUNTERTOP OR MICROWAVE SHELF IN
BASE CABINETS NOT REDUCING A 30" WIDE WORKSURFACE
ACCESSIBLE HANDLES, TOUCH LATCHES FOR DOOR/DRAWERS
ACCESSIBLE SINK DEPTH

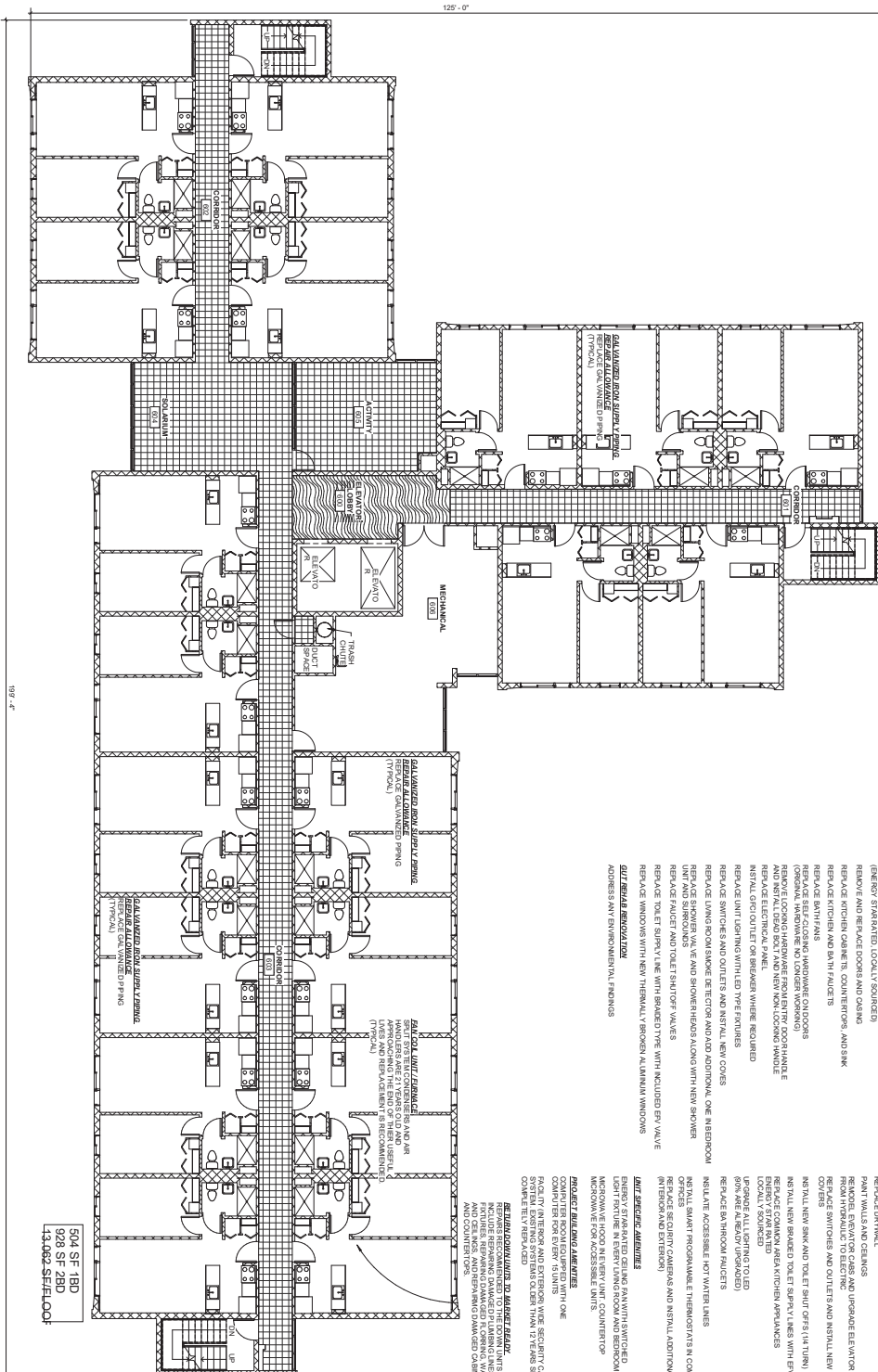
STANDARD 1/4" TUB IN SHOWER WITH GRAB BAR REINFORCEMENT (REHAB ONLY)
AT LEAST ONE TUB, BATHTUB OR ACCESSIBLE ROUTE OF TRAVEL REHAB ONLY
STANDARD HANDLED LEVER FIXTURES
OFFSET CONNECTIONS FOR EXTERIOR USE
STANDARD HEIGHT TOILET WITH GRAB BAR REINFORCEMENT (REHAB ONLY)
ANTI-SLIP DEVICE FOR ALL SHOWERS (REHAB ONLY)
ANTI-SLIP DEVICES FOR ALL STAIRS
ACCESSIBLE HANDLES / PULL HANDLES FOR DOORS / DRAWERS

ALL ROOMS ON ACCESSIBLE ROUTE OF TRAVEL

ALL CLOSETS HAVE MINIMUM 32" CLEAR OPENING

ACCESSIBLE CABINETS, MINIMUM 2 CF PER ACCESSIBLE UNIT WITH REACH RANGE
ALL WASHERS AND DRYERS TO BE FRONT LOADING AT AN ACCESSIBLE HEIGHT

1 6TH FLOOR
1/8" = 1'-0"



REPLACE LOCKING WITH LIFT THE PRODUCT
REPLACE DOOR BASE MOUNTING
REPAIR OR REPLACE DRIVEWALL
PAINT ALL WALLS AND CEILING
REPAIR OR REPLACE WALLS AND PROVIDE WIP
REPAIR OR REPLACE ALL PLUMBING AND
(ENERGY STAR RATED, LOCALLY SOURCED)
REPAIR OR REPLACE DOORS AND CASING
REPLACE KITCHEN CABINETS, COUNTERTOPS, AND SINK
REPLACE KITCHEN AND BATH FLOOR
REPLACE BATH TUBS
REPAIR OR REPLACE ALL HARDWARE AND FIXTURES (CLOSET RODS,
CLOSET DOORS, HANDRAILS, RAILING, ETC.)
REPAIR OR REPLACE ALL ELECTRICAL AND PLUMBING (WATER
HEATING, ELECTRIC, PLUMBING, ETC.)
REPAIR GAS OUTLET OR BURNERS WHEN REQUIRED
REPLACE UNIT LIGHTING WITH LED LIGHTS
REPLACE SWITCHES AND OUTLETS AND INSTALL NEW COVERS
REPAIR OR REPLACE DOOR SPOKE OF DOOR AND ADD ADDITIONAL ONE IN BEDROOM
REPLACE SHOWER DOOR AND SHOWER SHIELD ALONG WITH NEW SHOWER
UNIT AND SHOWERHEADS
REPLACE PROJECT AND TOILET SHAFT FOR WALLS
REPLACE TOILET WITH ONE WITH PACKAGED PUMP WITH INCLUDED PIPING
REPAIR WALLS WITH NEW THERMAL BROWN LAMINATE WINDOWS
GO GREEN! REPAIR OR REPLACE
ADDRESS ANY ENVIRONMENTAL ISSUES

ASBESTOS CONTAINING MATERIALS FOUND - (SEE FULL REPORT FOUND IN SOME FLOOR TILES, DRYWALL JOINT COMPOUND AND BOPE CASING IN STAIRWELL)

REPLACE FLOORING WITH LV-TYPE PRODUCT
REPLACE DRYWALL

REPLACE SWITCHES AND OUTLETS AND INSTALL NEW COVERS

ENERGY STAR RATED
LOCALLY SOURCED

INSULATE ACCESSIBLE HOT WATER LINES
INSTALL SMART PROGRAMMABLE THERMOSTATS IN COMMON AREAS

UNIT SPECIFIC AMENITIES

PROJECT BUILDING AMENITIES

REPAIRS RECOMMENDED TO THE DOWN UNITS
INCLUDE REPAIRING DAMAGED PLUMBING LINES AND
FITURES, REPAIRING DAMAGED FLOORING, WALLS,
AND CEILINGS, AND REPAIRING DAMAGED CABINETS

504 SF 1BD
928 SF 2BD
43063 CFT COF

STEER PLACE APARTMENTS REHAB

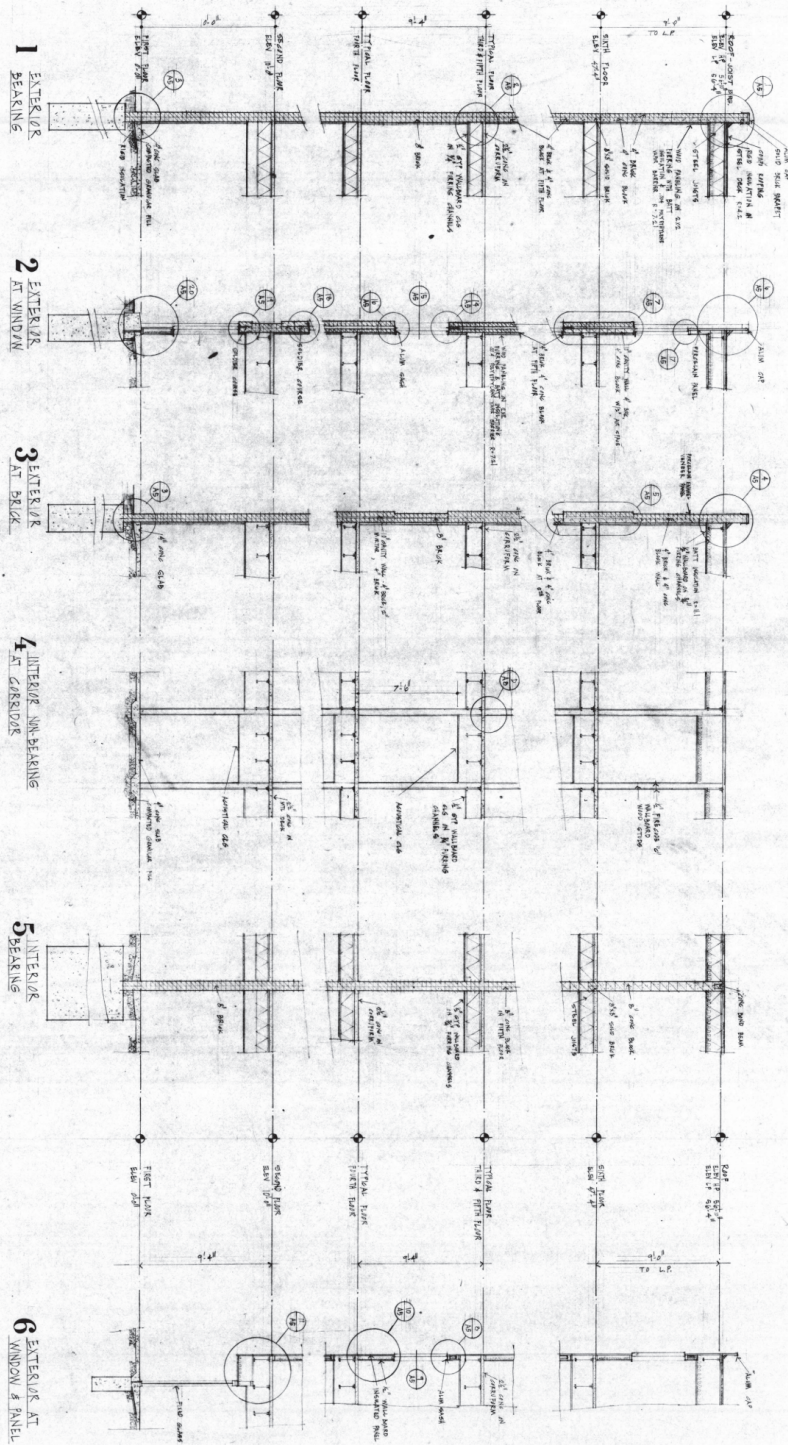
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1919 Abstracts

TYPICAL WALL SECTIONS



WALL SECTION

Sheet No.
A310

STEER PLACE APARTMENTS REHAB

Project Number 16-11080 Date 03/20/2017 Author Appd. Checker

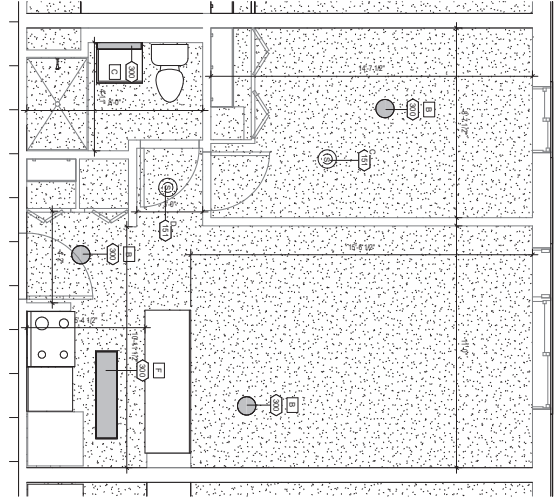
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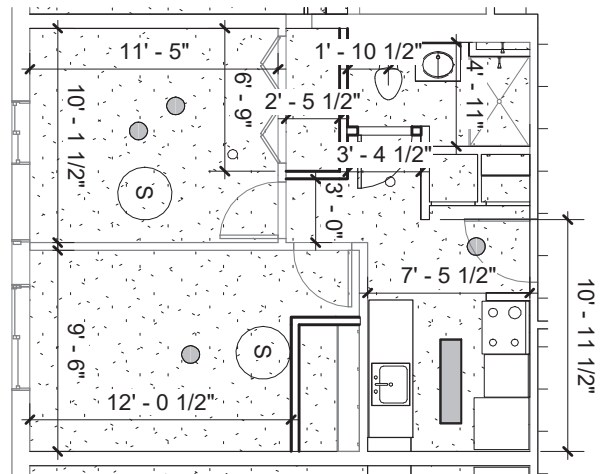
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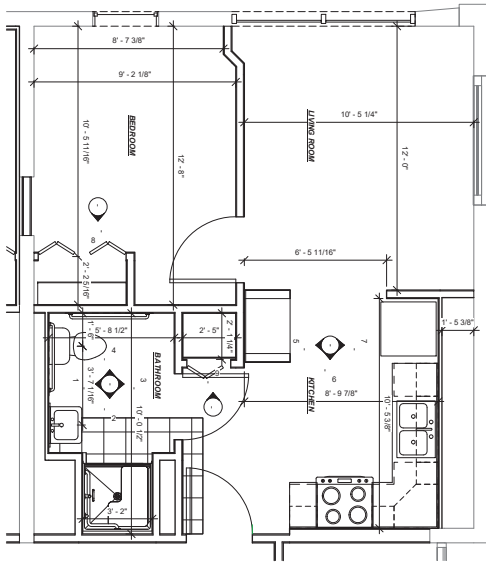
1 ONE BEDROOM FLOOR PLAN
Scale: 3/8" = 1'-0"



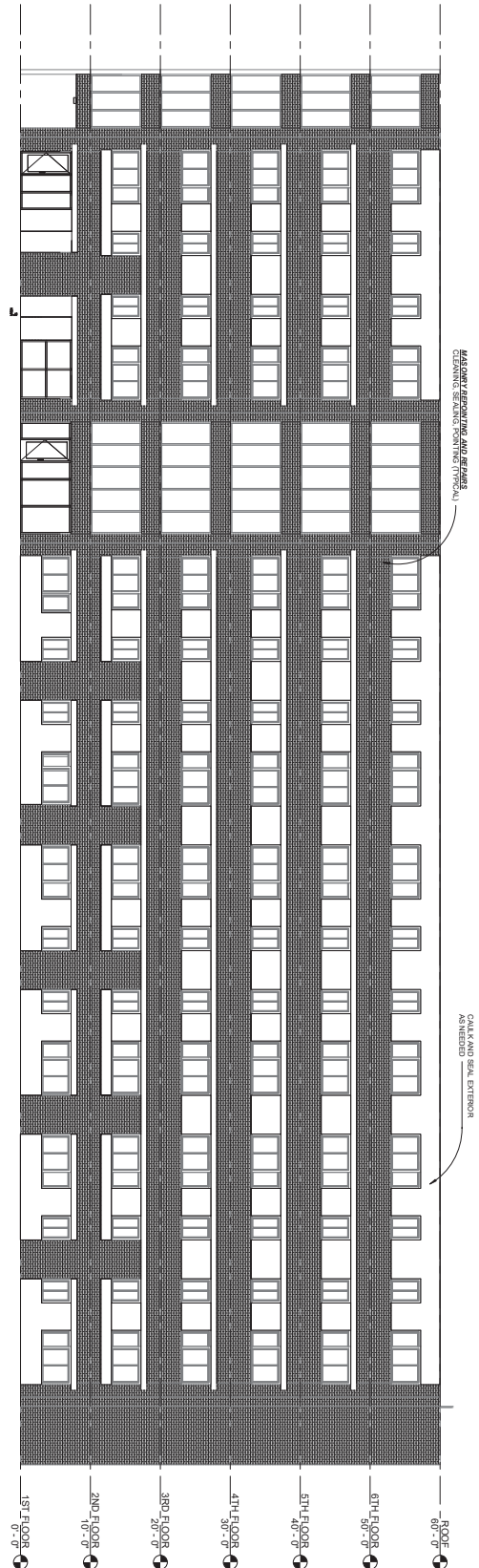
1 TWO BEDROOM FLOOR PLAN
3/8" = 1'-0"



1 ADA UNIT FLOOR PLAN
3/8" = 1'-0"



1 NORTH
Scale: 1/8" = 1'-0"



2 WEST
Scale: 1/8" = 1'-0"



NORTH & WEST ELEVATIONS

STEER PLACE APARTMENTS REHAB

Sheet No:
A312

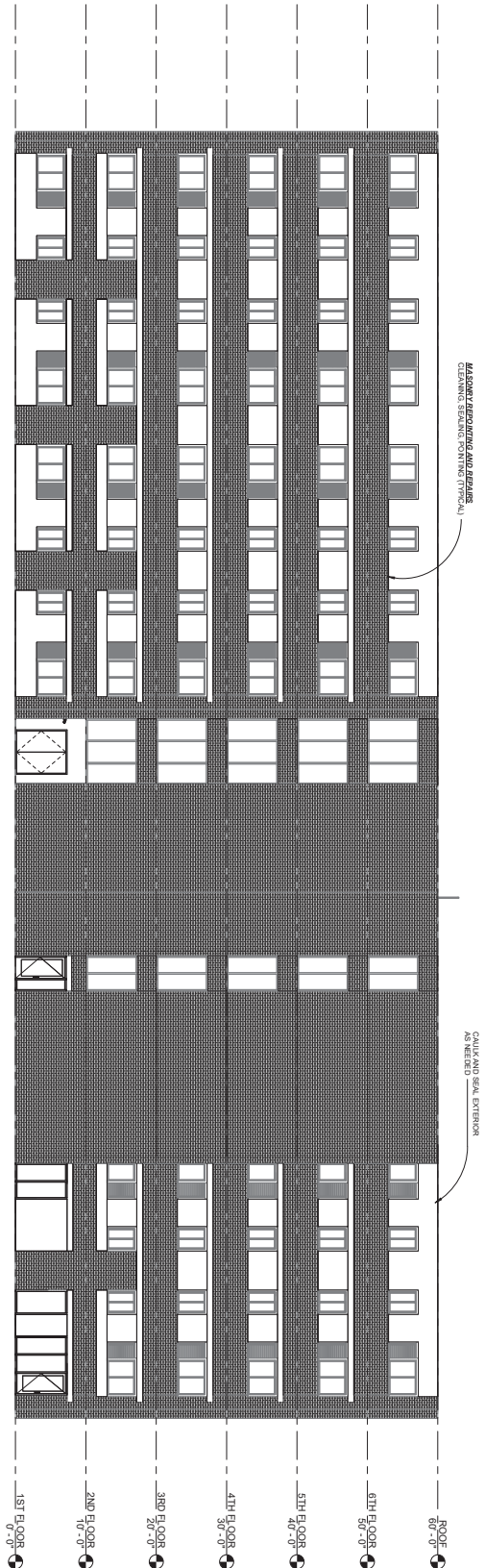
Project Number 16-11090 Date 03/20/2017
Author Appd. Checker

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1 SOUTH
Scale: 1/8" = 1'-0"



2 EAST
Scale: 1/8" = 1'-0"

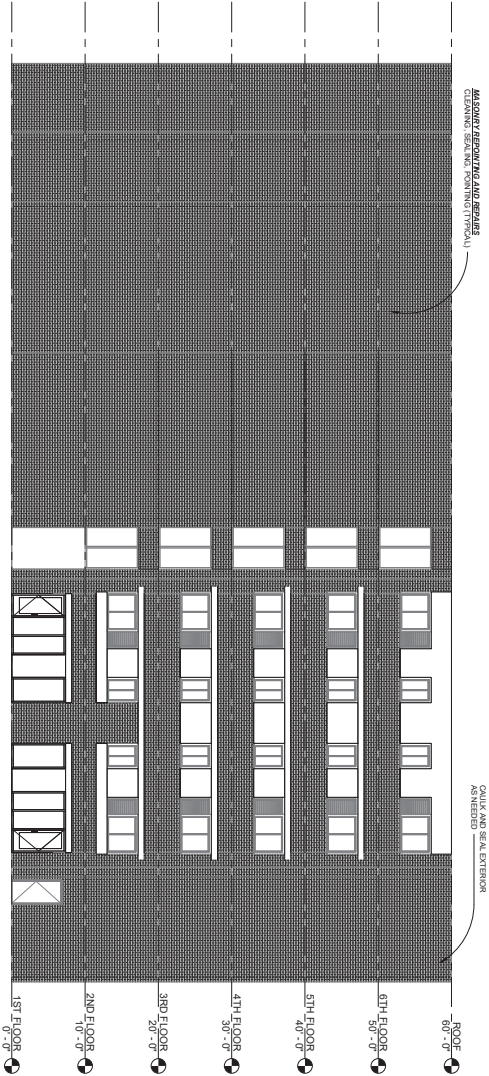


Exhibit G - Southeast Urbana Overlay Guidelines for Construction (Highlighted Text)

[Return to Table of Contents](#)

5. To encourage the incorporation of design elements in new developments and redevelopments that contributes to and improves the functionality and appearance of the area.
6. To protect property owners' investments in the area by encouraging the timely and appropriate maintenance of property within the District.
7. To preserve and enhance the overall quality and condition of the neighborhood.
8. To prevent and ameliorate any evidence of blight within the area.

C. *Applicability to Urbana Zoning Ordinance and Zoning Map*

1. Definitions and requirements of the Urbana Zoning Ordinance are applicable within the District unless specifically modified pursuant to this section; however, no lawful existing use or building shall be made nonconforming by virtue by the provisions of this section so long as the existing use or building is not modified and remains in compliance with Article X. Nonconformities in Zoning Ordinance.
2. The provisions of this section are applicable to all properties within the Southeast Urbana Overlay District, the boundaries of which are shown in Figure XIII-1 and which shall be shown as an overlay district on the Official Zoning Map of the City.
3. This section establishes new standards for the development of property within the District and may require the obtainment of a Special Use Permit for such development as identified in Section XIII-8.D.

D. *Special Use Permits Required*

1. No building permits within the Southeast Urbana District shall be granted except in compliance with the provisions of this section.
2. A special use permit shall be required for any development which involves:
 - a) Construction of a new principal use multiple-family residential structure; or
 - b) Increasing the building footprint or the floor area ratio of an existing multiple-family residential structure by more than 15%; or
 - c) Renovations of a multiple-family residential structure that would result in an estimated construction cost of more than 50% of the current estimated market value of the improvements on the property, as calculated by the Champaign County Assessor.
3. Construction of single family homes, duplexes, and structures used solely for commercial purposes shall be exempt from the provisions in this section.

E. *Guidelines for Construction*

1. **Generally.** The provisions of the City of Urbana Zoning Ordinance, as amended, apply to all new construction, major additions, and major renovations of multiple-family residential structures in the Southeast Urbana District, except as otherwise stated or modified in this section. The following are Guidelines for Construction:
 - a) **Pedestrian Access Networks and Points.** Development patterns that are appropriate and of human scale for pedestrians shall be promoted. Access provisions that are connected and continuous without the need to cross barriers to and from sidewalks, carports, parking lots, bus stops, entrances and exits of buildings shall be ensured.

- b) **Landscaping and Screening.** Each Special Use Permit application shall include a landscape plan indicating the type, number, size and location of trees, shrubs and any other landscaping features to be retained or provided. The use of low maintenance landscaping is encouraged. Placement of landscape materials should be such that it does not interfere with sight lines. For example, shrubs should be no higher than three (3) feet tall and tree canopies shall be no lower than eight (8) feet, especially around entryways and windows.
- c) **Facades.** Blank facades should be avoided in order to encourage natural surveillance of the area. As a general guideline, no more than one third of a façade should be blank. In addition, windows that look out on streets and alleys should not be blocked by landscaping.
- d) **Lighting.** Lighting shall be appropriately placed and oriented and should not result in excessive shadow or glare. For example, pedestrian access networks should not have unnecessarily tall, upwards-facing lighting. Lighting fixtures should be well spaced and kept in good working order. Alleys, walkways, and parking lots should be well lit. Lighting should be placed in outdoor common spaces and apartment lobbies and should reflect the intended hours of operation. Motion sensing lights are optimal for these common areas. (Refer to Section VI-8 Outdoor Lighting Requirements for more detailed lighting standards.)
- e) **Entrances/ Exits.** Entrances and exits should be clearly visible and well-lit both internally and externally, without excessive shadow or glare. Entrances and exits should be located such that they can be clearly legible from the street. Signage should be clearly legible from the street, with lobbies that are visible from the outside. Recessed doorways should be avoided.
- f) **Public versus Private Spaces.** A thoughtful separation between public and private property should be created, taking into consideration fencing, landscaping, screening and sight lines. These distinctions may be made using features such as low walls, fencing, seating, landscape features, and changes of material and texture. Unnecessarily high fences and “keep out” signs should be avoided.
- g) **Materials.** The use of context appropriate, durable and low-maintenance building materials are encouraged. Materials should also be graffiti and vandalism-resistant.
- h) **Natural Imperatives.** Additional items not listed herein should be considered to promote healthy behaviors and reduce mental fatigue. These can include such measures as providing adequate natural lighting, ventilation for fresh air, additional, landscaping, and access to water features. In addition, proximity to bus stop locations, provision of tenant amenities, and access to exercise equipment can improve health outcomes.
- i) **Security.** The installation of appropriately placed security cameras is encouraged, such as in stairwells and elevators and other locations where sight lines may be blocked or which may feel isolated. Elements should be employed which help to clearly define private property from the public domain. When considering fencing, medium to low heights and use of transparent durable materials should be considered.

F. *Approval Criteria*

In addition to the criteria of approval for Special Use Permits set forth in Section VII-4. A, the Plan Commission shall also find that the following criteria are met:

1. That the proposed use is consistent with the 2005 Comprehensive Plan, as amended, as it pertains to the protection and preservation of Urbana’s Neighborhoods.

Exhibit H - Site Photos



Fig. 1: Subject Property, from Harding Drive



Fig. 2: Existing landscaping in west yard area



Fig. 3: Existing property fence



Fig. 4: View of property from Colorado Ave



Fig. 5:Existing walkway on North Side of the subject property



Fig. 6: Handrail at North property entrance



Fig. 7: North property entrance and lighting



Fig. 8 West yard area



Fig. 9: Recreational area in west yard



Fig. 10: Fence and lighting along Harding Drive



Fig. 11: Security camera at Harding entrance



Fig. 12: Fence and landscaping along Harding



Fig. 13: Walkway and east yard of subject property