PRELIMINARY PLANNED DEVELOPMENT APPLICATION

Champaign Municipal Code
Section 37-301.

Sec. 37-301. Purpose.

The regulations for Planned Developments offer an alternative method for developing land. This alternative allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, Planned Developments are required to provide amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions such as increased densities, mixed land uses and reduced setbacks. The Planned Development designation acts as an overlay zone. With this approach, the overall intensity of a development is consistent with the underlying zoning district and Comprehensive Plan.

Notice To Applicants

- Before an application is accepted, a conference with Current Planning staff is required.
- There will be no refund of any application fee for approvals not granted or withdrawn.
- No incomplete applications will be acted upon.
- Complete applications must be received not less than 30 days prior to the next regular meeting of the Plan Commission in order to be placed on the agenda for the meeting. Late submittals will not be acted upon without prior approval by the Planning Director.
- The applicant is advised to include all attachments required as a part of the application.
- Approval of the Preliminary Planned Development by the City Council shall be in effect for a period of one year, and thereafter is null and void.

City of Champaign
Planning Department
102 North Neil Street
Champaign, IL 61820
Phone: (217) 403-8800
Fax: (217) 403-8810

Preliminary Planned Development Application

Office Use:
Date Received: _____
Fee: _____
Date Fee Paid: _____
Case No: _____

Name of Development: HERE @ University of Illinois

Common Address: 308 - 312 E. Green Street

Parcel Identification Number: 46-21-18-106-014 & 46-21-18-106-015 & 46-21-18-106-018

DEVELOPER INFORMATION

Name of Developer: HERE Champaign, LLC

908 N. Halsted
Street Address

Chicago — IL — 60642
City — State — Zip

Phone:
Work: (312) 642-0170
Mobile: (262) 496-4938
Fax: _____

E-mail: jwh@here-llc.com

Managers: James D. Letchinger and James W. Heffernan

LOCAL AGENT

Name of Local Agent:

Fitzgerald — T. — Patrick
Last — Middle — First

306 W. Church Street
Street Address

Champaign — IL — 61820
City — State — Zip

Phone:
Work: (217) 352-1800
Mobile: (217) 369-6356
Fax: (217) 352-1083

E-mail: pfitzgerald@meyercapel.com

LEGAL DESCRIPTION

Written Legal Description (attach additional pages if necessary): See additional page 2a.

The East Thirty-Two and Eighty-Three Hundredths feet of Lot Eight, and the West Twenty-One and Two Tenths feet of Lot Nine, all in the J.R. Scott's Replat of the South Half of Huff's Subdivision of Block Ten of Clark, Gardner, and Sherfy's Addition to the City of Champaign;

and;

The East 53.2 feet of Lot 9 of Jane R. Scott's Replat of the South Half of Huff's Subdivision of Block 10 of Clark, Gardner and Sherfy's Addition to Champaign;

and;

Lot 10 of J.R. Scott's Replat of the South Half of G.A. Huff's subdivision of Block 10 and a part of Block 1 of Clark, Gardner, and Sherfy's Addition to Champaign;

Situated in Champaign Country, Illinois

OWNER INFORMATION

The Owner:

- ☐ is/are individual(s)……(*Go to 1. below)*
- ☐ a partnership……(*Go to 2. below)*
- ☒ a corporation……(*Go to 3. below)*
- ☐ a trust……(*Go to 4. below)*

1. **Names of Individual(s) - (as in property title):**

Last | Middle | First

Street Address

City | State | Zip

Use Section 1 of Owner Authorization Form

2. Name of Partnership:

Last | Middle | First

Street Address

City | State | Zip

3. Name of Corporation:

JPBM LLC 312 W. Green Champ, a Series of JPBM LLC an Illinois Limited Liability Company

811 W. Springfield Ave. STE 201

Street Address

Champaign | IL | 61820-8401

City | State | Zip

Use Section 3 of Owner Authorization Form

4. Name of Trust and Number:

Last | Middle | First

Street Address

City | State | Zip

Use Section 4 of Owner Authorization Form

OWNER INFORMATION

The Owner:

- ☐ is/are individual(s)……(*Go to 1. below)*
- ☐ a partnership……(*Go to 2. below)*
- ☒ a corporation……(*Go to 3. below)*
- ☐ a trust……(*Go to 4. below)*

1. **Names of Individual(s) - (as in property title):**

Last | Middle | First

Street Address

City | State | Zip

Use Section 1 of Owner Authorization Form

2. Name of Partnership:

Street Address

City | State | Zip

Use Section 2 of Owner Authorization Form

3. Name of Corporation:

CU HOP, LLC, an Illinois Limited Liability Company

4112A Fieldstone Road

Street Address

Champaign | IL | 61822

City | State | Zip

Use Section 3 of Owner Authorization Form

4. Name of Trust and Number:

Name | Number

Street Address

City | State | Zip

Use Section 4 of Owner Authorization Form

PRIMARY CONTACT INFORMATION

Primary Contact (Applicant):

This is the person who will receive all correspondence regarding this case. ***If the applicant(s) is/are different than the owner(s) of Record, the Proof of Authorization Form included in this application must be completed and attached to the application when submitted.***

Heffernan W. James
Last Middle First

908 N. Halsted
Street Address

Chicago IL 60642
City State Zip

Phone:
Work: (312) 642-0170
Mobile: (262) 496-4938

E-mail: jwh@here-llc.com

ATTORNEY

Attorney:

Fitzgerald T. Patrick
Last Middle First

306 W. Church Street
Street Address

Champaign IL 61820
City State Zip

Phone:
Work: (217) 352-1800
Mobile: (217) 369-6356
Fax: (217) 352-1083

E-mail: pfitzgerald@meyercapel.com

LAND SURVEYOR

Land Surveyor:

Phillippe P. David
Last Middle First

201 W. Springfield Avenue Suite 400
Street Address

Champaign IL 61820
City State Zip

Phone:
Work: (217) 403-3362
Mobile: (217) 369-6222
Fax: (217) 356-0570

E-mail: dphillippe@msa-ps.com

ENGINEER

Engineer:

Atchley E. David
Last Middle First

201 W. Springfield Avenue Suite 400
Street Address

Champaign IL 61820
City State Zip

Phone:
Work: (217) 403-3361
Mobile: (217) 369-8580
Fax: (217) 356-0570

E-mail: datchley@msa-ps.com

PROJECT INFORMATION

Gross Acreage of Development: .610 Square Feet: 26,585

Zoning Classification: CB (Central Business) in Campus Commercial Overlay District

Existing Land Use: Single Story Retail

Proposed Land Use(s): Mixed-use project with student housing apartments, ground floor retail, and a private parking garage.

Number of Buildings: One Number of Dwelling Units: 143

Percent of Lot Coverage: 100%

Floor Area Ratio: 8.4 Open Space Ratio: N/A in CB Zoning District. However, Project provides 15% of base FAR.

Residential Density (i.e. 5 dwelling units per acre): 234

Number of Parking Spaces:

Required: 254 Provided: 254+

Building Heights: 267 feet

Development Schedule:

April 1, 2013 - Public Notice published in local newspaper
April 2, 2013 - Planned Development Submittal
May 1, 2013 - Public Hearing, formal presentation to Plan Commission
May 15, 2013 - Incorporate Plan Commission comments, Plan Commission vote
June 4, 2013 - City Council to adopt the Council Bill approving the Final Major Planned Development
July 1, 2013 - HERE to submit plans for Foundation and Demolition Permit
August 1, 2013 - HERE to submit plans for Building Permit
October 7, 2013 - HERE to break ground
October 21, 2013 - HERE to receive Building Permit
May 29, 2015 - HERE to receive Occupancy Permit

ATTACHMENTS

Please attach a copy of the following to the to this application:

- **Site plan**
- **Landscaping plan**
- **Elevations of the proposed buildings**
- **Any additional documents that will aid in the review of the proposed project** (see pages 5a - 5e)

PROJECT DESCRIPTION

EXECUTIVE SUMMARY

HERE Champaign, LLC plans to construct a state-of-the-art sixteen (16) story mixed-use project. It will contain ground floor retail/restaurant uses on Green and Fourth Streets, eleven (11) residential floors containing 143 residential student housing units, an amenity floor including a fitness room and outdoor terrace, and an integrated three (3) level automated parking garage containing 254+ parking spaces.

SITE PLANNING

Vehicular access is limited to Fourth Street so not to disrupt the pedestrian qualities of Green Street with a driveway north justified in order to minimize vehicular disruption to the adjacent intersection. The building's first floor has a five foot (5' 0") setback to Green Street and a nine and one-half foot (9'6") setback for approximately 30% of the Fourth Street elevation closest to the corner for outdoor dining (a public-private setback zone). The Project reinforces the street wall with approximately 95% and 97% facade width coverage on Green and Fourth Streets respectively.

STREET LEVEL

The building's lobby (25% of the first floor) and the accompanying retail/restaurant uses will have a direct physical and visual connection to both Green and Fourth Streets by means of an expansive glass wall and Green Street entry way access (approximately 94% and a 70+% first floor glass transparency on Green and Fourth Streets respectively). Plans reflect requirements outlined in the City's University District Streetscape Standards. In addition, the Project will provide additional landscaping on the immediately adjacent portion of the Boneyard.

ARCHITECTURAL DESIGN

The building design follows classic traditional planning principles. The tower portion is detailed to breakdown the mass into zones delineated by the use of glass walls and detailed metal panels. The Green Street elevation consists of approximately 42% transparent glass, while the Fourth Street elevation consists of approximately 40% transparent glass. Strategically placed progressive setbacks provide the building both visual interest and an approachable pedestrian scale.

The building base (the parking garage) is allowed to take on classical architectural proportions (approximately 20% of the building tower) due to the cubic square footage and gross square footage compression realized by the use of an automated parking solution.

The applicant elects <u>not</u> to include balconies in its building design for five (5) reasons:

a) the health, safety and welfare of its residents, (the need for this was addressed under the Housing Safety section of the University District Action Plan).

b) individual balconies are far less effective in creating community among building residents vs. thousands of contiguous square feet of truly usable (heated and lighted) common open space which is monitored (both indoor and outdoor).

c) superior building operations through the elimination of undesirable resident behaviors which often occur on balconies.

d) superior exterior building aesthetic through the elimination of balconies being utilized as "outdoor closets".

e) balconies decrease the energy efficiency of the building envelope by creating extensions to the concrete slab exposed to the elements. This is inconsistent with LEED Gold certification.

SCALE

Setbacks:

Ground Floor (retail/restaurant, residential lobby, and onsite parking access)

- Green Street (South) – 4' 5.5"
- Fourth Street (East) – 9' 6" (for approx. 30% of the elevation) to accommodate outdoor dining and 0' 0" (for approx. 70% of the remaining elevation)
- West – 3.2" average; 0" to 6.5"
- North – 4" average; 0" to 8"

Floors 2-4 (Parking Garage)

- Green Street (South) – 3.2" average; 0' 0" - 0' 6.5"
- Fourth Street (East) – 0'0"
- West – 3.2" average; 0" to 6.5"
- North – 8' 1.7" average; 7' 10" to 8' 5.5"

Floors 5-16 (Amenity Floor and Residential Tower)

- Green Street (South) – 5' 3.2" average; 5' 0" to 5' 6.5"
- Fourth Street (East) – 5' 0"
- West – 5' 0"
- North – 9' 10"

THE HERE RESIDENTIAL UNIT

Each unit has an eighteen foot (18' 0") high great room creating an urban loft feel with abundant natural light. All bedrooms regardless of unit type have an identical configuration. Bathrooms are situated adjacent to bathrooms providing desired resident privacy. Each unit has a full functioning kitchen as well as a full-size washer and dryer.

The 143 units are comprised of two and four bedroom units providing 528 total beds. The two bedroom unit is 923 sq. ft. and the four bedroom unit is 1,285 sq. ft.

PARKING
254+ total onsite parking spaces
254 required by City zoning code ((528 beds /2) -10)

Onsite parking will be provided using a combination of fourteen (14) at grade, conventional parking spaces and 240+ automated parking garage spaces.

Automated Parking Benefits

1. Aesthetic
   - 50% less cubic square feet and 40% less square feet than a conventional garage
     - Elimination of multiple redundant drive aisles
     - Elimination of driving ramps
     - Less space between cars because doors don't open
     - Less ceiling height because people do not need to walk
   - 240+ Spaces Parking Garage Comparison:

	Automated	Conventional	Savings
Cubic Square Feet (approx.)	673,110	1,371,150	698,040
Square Feet (approx.)	74,790	124,650	49,860
Height (feet) (approx.)	27	55	28
Number of Floors	2-4	2-6	2

   - Less visible mass from surrounding streets and properties
   - Allows for compression of parking garage massing to a more appropriate base proportion (20% relative to the residential tower above)

2. Convenience/ Functionality
   - License plate recognition system
   - No backing up necessary
   - Eliminates door dings
   - All spaces are ADA compliant
   - No more searching for an open parking space
   - No more searching for your car upon your return
   - Less walking/stairs to climb (elderly/handicap friendly)
   - Virtual elimination of driver caused fender benders
   - Maximum of three (3) minute car retrieval
   - User friendly; no tipping

3. Safety
   - No break-ins; car vault protects vehicle and contents
   - People do not go into the car vault located on floors 2, 3, and 4
   - Concentration of public areas allows for effective 24/7 camera surveillance
   - Dramatic reduction of pedestrian/moving automobile interaction

4. Environmental
   - Eliminates carbon emissions inside parking garage
   - 40%+ less building materials used in the construction of the parking garage
   - Automobile fuel savings (less idling while waiting and or searching)
   - More energy efficient ventilation system due to unoccupied nature of parking floors
   - Less lighting required due to unoccupied parking floors
   - No headlight spillover seen from surrounding properties
   - Contributes to LEED points (generally 12 points)

5. Operation/ Maintenance
   Automated parking system has multiple levels of redundancies and quality assurances:
   - All electrical/control parts such as sensors, breakers etc. are UL certified
   - Evaluations are performed by MET Laboratories on unlabeled equipment following installation in the field (please see http://www.metlabs.com/Services/On-Site-Field-Testing-and-Evaluation.aspx)
   - Backup system generator in case of power outage (manual override is possible)
   - Local elevator maintenance company will be retained for scheduled maintenance and emergency service
   - Designed redundancy in all mechanical and software aspects of the system

6. Marketing/ PR
   - Associated with progressive leading cities of the world
   - Complementary to world class university
   - Enhanced user experience
   - Differentiated and desirable valet-like user experience

Vehicular Parking Specifications

Floor 1: 14 conventional parking spaces (8'9'' x 18' 6'')
Floors 2 - 4: 240+ automated parking spaces

Cars are separated into four classes, based on their size:

	Length	Height	Width	Approximate Quantity*
Class A	19' 0"	6' 6"	7' 3"	146
Class B	17' 8 ⅝"	6' 0"	7' 3"	0
Class C	16' 5"	5' 3"	7' 3"	36
Compact	13' 4 ⅛"	4' 10"	6' 6 5/16"	58

* Quantities per class subject to final design modifications.

Drive aisle width – 23'9"
Driveway width (off of 4th Street) – 20'0"

241 - Handicapped Parking Spaces provided
7 - Handicapped Parking Spaces required by City Zoning Code

Fire Fighter Access Aisles (44" typical, with a 36" minimum) will be situated between every other row of cars. In addition, a continuous access path connecting the stairwells is provided. One elevator provides emergency personnel keyed access to every floor in the parking garage.

Bicycle Parking Specifications
84 - total onsite resident bicycle parking spaces will be provided
72 - required by City zoning code (143 units/ 2)

In addition, the Project will add additional public bike racks on both Green and Fourth Streets.

AMENITIES

HERE provides 24 hour on-site security 365 days a year and will have an integrated series of surveillance cameras throughout the Project. By design, the building provides limited secured access to the building's residential floors. Guests will be required to log-in at a security point before obtaining access to a residential floor.

The Project, although not required by code, provides over a half acre (approx. 23,682 sq. ft.) of common open space on the fifth floor consisting of a fitness center opening onto an elevated, open, common outdoor space and an open landscaped area.

The lobby will provide an inviting and comfortable hotel-like experience complete with a signature HERE Café designed to be enjoyed by visitors of Campustown, as well as HERE residents and their guests.

SUSTAINABILITY

The Project will be designed to a LEED Gold standard with an abundance of design innovations and sustainability technologies intended to promote indoor environmental quality, as well as energy and water consumption efficiencies.

The proposed project must meet the following criteria for approval as described in Section 37-306 if the Champaign Zoning Ordinance:

(1) The proposal advances the purpose statements of Article VI of the Zoning Ordinance.

The HERE Project plan advances the purpose statements of Article VI by:

a) redeveloping an under-utilized center city site.

b) efficiently utilizing the land.

c) incorporating features such as views and urban garden vegetation that become assets of the development.

d) promoting additional amenities that would not otherwise be required under conventional zoning such as central Illinois' first automated parking garage and over a half acre of active, common open space.

e) promoting complementary building architectural styles, and scale to the 309 Green Street, a project located directly across the street.

f) utilizing a mix of commercial and residential uses within the Project that are designed to complement one another.

g) promoting a highly efficient arrangement of circulation systems within the Project for vehicles, bikes, and pedestrians.

h) promoting a new standard of environmental sensitivity with a Gold LEED building certification.

i) creating a comprehensive design concept and site plan which addresses the stated purposes of Article VI, the Campus Overly District, CB zoning district, and the 2008 University District Action Plan.

(2) The proposal meets the minimum development requirements of Article VI of the Zoning Ordinance.

The HERE Project plan meets the minimum development standards set forth in Article VI for:

a) Yard

b) Parking

c) Signs

d) Street construction (N/A)

e) Multiple structures (N/A)

f) Public Improvements

(3) The proposal adequately and appropriately incorporates the design guidelines in Table VI-D that are appropriate to the type of development being proposed.

1.0 Site Plan Guidelines - The Project's site plan promotes cohesiveness among all internal and external features of the development.

1.1 Dumpsters, central air units, and utility boxes are located in screened locations to insure they are not visible from the public right of way or adjacent property.

1.2 The Project's building design integrates vehicular and bicycle parking, with pedestrian connections.

1.3 The Project's building design and site plan integrate to minimize adverse off-site impacts.

1.4 The siting of the building and its coherent layout provide a comprehensive design solution.

2.0 Traffic and Circulation – the Project provides aesthetic, efficient, and safe movement of vehicles, bicycles, and pedestrians through and adjacent to the development.

2.1 The plan design incorporates easy access for emergency vehicles, garbage collection, and delivery vehicles.

2.2 The development is designed with only one vehicular access point from the lowest ranked adjacent road (Fourth Street). The drive is setback as far as possible from the intersection.

2.3 The Project enhances safety and the pedestrian experience on Green Street's sidewalks reinforcing it as the "walkable" street of choice within the district. This is done by eliminating existing vehicular curb cuts on Green Street, replacing the existing large gaping holes in the "streetwall" with nearly 100% building width coverage and minimal sidewalk setback from Green Street. Existing unsightly exposed parking lots are replaced with an aesthetically pleasing mixed-use development. Outdoor dining is introduced to Fourth Street.

2.5 The building's design promotes bicycle usage by incorporating convenient bike parking at levels exceeding city code.

3.0 Architectural Quality – the Project's architectural design and scale complement the 309 Green Street building across the street.

3.2 The Project's architectural design creates visual interest by following classical planning principles, including a strong proportional base (20%), a building skin clad with glass and natural materials, as well as an active, common, landscaped open space which is visible from all four (4) elevations.

3.5 The building massing is broken up through progressive setbacks, recesses, and material changes.

3.9 The building facade consists of harmonious and finished four-sided architecture.

4.0 Environmental Guidelines- The building is designed to the LEED Gold standard.

5.0 Open Space Guidelines

5.1 The unique building design provides both active and passive recreation, and natural landscaped open areas that are common and accessible to all residents and their guests. They are designed to promote a sense of community among residents. Individual unit balconies are intentionally omitted from the building design as a means of increased resident safety, as well as a means for maintaining a more uniform exterior building aesthetic.

5.4 The active common recreational open spaces are designed to utilize natural light all times of the day and are scaled to provide a wide variety of simultaneous activities for building residents.

5.5 The common outdoor passive open area incorporates outdoor heaters for extended use during the fall and early spring seasons, as well as lighting designed to create a distinctive urban elevated garden experience for evening use. Gas grills will be incorporated in the outdoor passive area for resident use.

6.0 Privacy/Security Guidelines
6.1 The residential units provide a dramatic two story urban loft experience. Clustered bedroom and bathroom combinations are separated by different levels within the units to provide additional privacy.

6.2 Building entrances and parking areas are well lighted and monitored.

6.3 The public outdoor open space is visible from 50% of the dwelling units.
The common open space is designed to create a sense of community amongst the building residents.

6.4 There are no secluded remote public spaces within the Project. The automated parking garage eliminates this concern within the parking garage.

6.5 Any large spans of glass within the dwelling units are situated above the glare of automobile headlights.

7.0 Landscaping and Screening Guidelines - All off-street parking is screened from the surrounding public streets and sidewalks as well as the surrounding properties.

7.2 The selection of plant materials throughout the Project are in conformance with the City's approved plant list.

7.5 Street trees will be planted in excess of one tree per sixty feet of frontage.

7.6 The Project design eliminates all existing large impervious asphalt areas along Green Street.

7.7 Landscaping treatments are utilized throughout the common open space areas as well as adjacent to the building at street level.

(4) The proposed zoning is consistent with the Comprehensive Plan and is in the best interest of the public.

The Project is consistent with the Comprehensive Plan and helps advance its vision and guiding principles.

Growing City. The Project represents a significant private reinvestment in the Center City. It creates an attractive and vibrant urban environment. This is consistent with promoting a knowledge based economy by providing housing alternatives which attract the best and brightest to the University of Illinois from around the world.

Sustainable City. The Project's infill location contributes to the decrease of emissions by encouraging walking and bicycle use. Its thoughtful low energy building design will make it one of the most significant LEED Gold certified buildings in the City of Champaign.

Complete Neighborhoods. Residents of the building will attend school, shop, live, and play within a short distance of their home. The building represents a new higher standard of well planned mixed-use development within Campustown. The Project's density enhances the business climate for existing Green Street merchants while helping attract new businesses to fill-in existing vacancies.

Community Identity. The Project affirms Champaign's reputation for embracing attractive well planned buildings with high quality urban design. The building's state of the art parking system is consistent with Champaign's reputation as a center for innovation.

Healthy Community. The Project's close proximity to the University encourages walking and biking as the primary means of daily commuting. The Project's fitness center design encourages resident utilization.

Complete Public Facilities. The Project's easy accessibility to public transit encourages its use. Scott Park is a one minute walk from the Project. The Project will not have any demand impact on the City of Champaign's public school system. The infill nature of the Project utilizes existing City infrastructure and does not increase the amount of impervious surface on the site.

(5) Any proposed waivers or regulations or requirements of this Chapter meet the requirements of Section 37-327 of the Zoning Ordinance, and any proposed waivers of Chapter 31, the Champaign Subdivision Regulations, meet the requirements of Section 37-328 of the Zoning Ordinance.

List any waivers of required items that are part of the proposal and justification waivers (attaché separate sheet if necessary).

Zoning Ordinance Waivers (see Section 37-327 of the Zoning Ordinance):

The proposed waivers are in harmony with the general purpose and intent of not only the Chapter, but the Comprehensive Plan, the Campus Overlay, and the 2008 University District Action Plan.

Context

Sec. 37-121.1 - Campus Commercial Overlay District - Purpose
"The primary purpose of the commercial overlay district is to provide for high density, mixed use pedestrian – oriented development along Green Street corridor".

Sec. 37.301 - Planned Development Purpose
"Development plan to safeguard health, safety and welfare concerns in exchange for flexibility…such as increased densities, mixed land uses, and reduced setbacks"

Comprehensive Plan
Future Land Use, Area 1, Center City Opportunities and Challenges, Neighborhood Overview, - Campustown
"*The need for reinvestment in aging rental properties could be a challenge here"*

2008 University District Action Plan
"*Develop incentives to achieve a cohesive urban form includes buildings pulled to the street and the elimination of large surface parking lots on the Green Street Corridor".*

Requested Waivers

FAR
The applicant is requesting an increase in the allowable FAR under the code from 7.0 FAR [6.0 Campus Overlay + 1.0 LEED Gold Bonus] to 8.4 FAR

Justification - The overall massing, bulk, and square footage of the building has been dramatically reduced by over 49,850 gross square feet (equivalent to two floors of parking) by the applicant's use of an automated parking system. Parking square footage is not included in the FAR calculation per the City Zoning Ordinance. The significant cost of the automated parking system allows for a material reduction in the unattractive bulk necessary to house the automobiles at the base of the building. This 49,850 square foot reduction in the overall gross building square footage is 34% more than the applicant's requested 37,219 square feet of additional FAR.

Requested Waivers (cont.)

Campus Overlay Setback
The applicant is requesting the building setback along street frontages occur above the fourth floor rather than above the third floor.

Justification - This slight modification to code is justifiable because:

a) The quality of the setback that occurs above the fourth floor is of a superior quality than required by code. It is a green activated setback rather than a mere five foot setback.

b) A building setback a floor below would result in the reduction of usable common open space in the Project and a reduction of parking spaces below the number required by the City Zoning Ordinance.

c) The floor heights of the parking garage are less than a conventional "floor" height making the absolute height of the setback occur at approximately 3.5 floors.

d) The fourth floor setback is more proportionately compatible to the profile of the 309 Building across the street (please see west elevation drawing)

Parking Garage Without a Ramp System
Pursuant to Chapter 25.02(D)(1)(b) of the Manual of Practice, ramps are required for a parking garage. The applicant is requesting a waiver since an automatic parking garage does not require a ramping system.

Justification/ Offset: The elimination and resulting reduction of square footage and bulk in the parking garage, accomplished by the removal of the parking ramps and other aspects of a conventional parking garage, produce a more aesthetically appealing and proportional overall building design.

Subdivision Regulation Waivers (see Section 31-106):

N/A

Are there any elements of the Planned Development which are based on any flexible requirements that are permitted in this article? Please provide details on a separate sheet if necessary.

Does the applicant intend to sell ~~or lease~~ all or a portion of the Planned Development after it is approved?

YES ☐ NO ☒

If yes, describe the conditions of sale and maintenance of such properties and include a general description of any deed restriction, covenants, and similar agreements:

Include a description of the guarantee or covenants of ownership to be used for the maintenance of any common open space:

N/A

FEES

Review Fees:

Preliminary Application (Per Acre) :	**$15.00**
Public Hearing:	**$30.00**
Public Notice:	**Direct Cost**

SIGNATURES

Signature(s) of the petitioner:	**Date:**
	4/2/13

ATTACHMENTS

The following items must be attached to the completed application before it will be considered for review.

- ☒ Proof of ownership (attach copy of title, deed, etc.)
- ☒ Proof of Authorization (if the owner(s) of record are different than the applicant(s)).
- ☒ One copy of all supporting materials.
- ☒ Name of owners, including Statement of Beneficial Interest. This information must be listed on the application, but is not required on the face of the plat.
- ☒ Review fees as required in **City of Champaign Municipal Code Section 26-16**. Check made payable to the City of Champaign.
- ☒ Waiver Request Letter shall include all new waiver requests and justification for the waiver item(s) in accordance with these regulations and standards.
- ☒ Development Schedule, if requested.
- ☒ The number of additional copies and the sheet size for preliminary submittals as required by City of Champaign Municipal Code Manual of Practice Section 2.03 (Contact Champaign Planning Department for further information).
- ☒ Identification of the owner's representative—development manager, engineer, surveyor, etc.

Owner Authorization Form
If the applicant is not the owner of the property, please have the owner(s) or owner(s)' agent sign the appropriate section and have the signature(s) notarized to authorize said applicant to process the application.

INDIVIDUAL

Section 1. Owner(s) is/are Individual(s)

The undersigned hereby state(s) that she/he/they is/are the owner(s) of the property that is the subject of the forgoing application for a Preliminary Planned Development, that she/he/they has/have read said application, and that she/he/they hereby authorize(s) _____ to act as her/his/their agent with regards to the processing of said application for the purposes set forth herein.

First Owner's Name (printed or typed): _____

First Owner's Signature: _____

Second Owner's Name (printed or typed): _____

Second Owner's Signature: _____

PARTNERSHIP

Section 2. Owner is a Partnership

The undersigned hereby states that the partnership of _____ is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development, that he/she is one of the partners of said partnership, that he/she has read said application, and that he/she hereby authorizes _____ to act as the partnership's agent in processing said application for the purposes set for the herein.

Partner's Name (printed or typed): _____

Partner's Signature: _____

NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing Owner Authorization Form as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20_____.

_____
Notary Public

NOTARY SEAL

CORPORATION

Section 3. Owner is a Corporation

The undersigned hereby states that CU HOP, LLC is a corporation duly incorporated in the state of ILLINOIS, and that said is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he has read said application, she/he is the Manager of said corporation, is an authorized agent of said corporation's agent in processing said application for the purposes set forth therein.

Name of Agent (printed or typed): Josef C. Hallbeck

Signature of Agent: _____

TRUST

Section 4. Owner is a Trust

The undersigned hereby states that _____ is a trust duly created in the state of _____, and that said trust is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he is the trustee of said trust and that the following individuals or entities are the beneficial owners of said trust:

Name of Beneficial Owner	Address	Phone Number
1.		
2.		
3.		

If additional parties, please attach additional names, addresses and phone numbers.

The undersigned states further that she/he has read said application and that the beneficiaries of said trust have authorized her/him to authorize _____ to act as said trust's agent in processing said application for the purposes set forth therein.

Name of Trustee (printed or typed): _____

Signature of Trustee: _____

NOTARY

STATE OF ILLINOIS)
) ss.
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOSEF C. HALLBECK is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing Owner Authorization Form as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of December, 2012.

_____
Notary Public

OFFICIAL SEAL
DANIEL J HALLBECK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/12/16

CORPORATION

Section 3. Owner is a Corporation

The undersigned hereby states that JPBM LLC 312 W. Green Champ is a corporation duly incorporated in the state of ILLINOIS, and that said is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he has read said application, she/he is the Manager of said corporation, is an authorized agent of said corporation's agent in processing said application for the purposes set forth therein.

Name of Agent (printed or typed): John P. Miller

Signature of Agent: John T. Miller Mgr.

TRUST

Section 4. Owner is a Trust

The undersigned hereby states that _____ is a trust duly created in the state of _____, and that said trust is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he is the trustee of said trust and that the following individuals or entities are the beneficial owners of said trust:

Name of Beneficial Owner	Address	Phone Number
1.		
2.		
3.		

If additional parties, please attach additional names, addresses and phone numbers.

The undersigned states further that she/he has read said application and that the beneficiaries of said trust have authorized her/him to authorize _____ to act as said trust's agent in processing said application for the purposes set forth therein.

Name of Trustee (printed or typed): _____

Signature of Trustee: _____

NOTARY

STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John T Miller is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing Owner Authorization Form as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of December, 20 12.

Tammy L White
Notary Public

TAMMY L WHITE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 3/29/2014