



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: **Bruce K. Walden, Chief Administrative Officer**

FROM: Elizabeth H. Tyler, AICP, Planning Manager

DATE: October 11, 2001

SUBJECT: Plan Case 1792-T-01 Request by the Zoning Administrator to amend portions of the Zoning Ordinance related to the expansion of the Medical Institutional Campus (MIC) Special District to include a proposed guest house for patients' visitors.

Plan Case 1793-DA-01 Proposed Amendments to the Development Agreement Between the City and Carle Foundation related to expansion of the MIC Special District and permitted demolitions outside the MIC.

Introduction

The Carle Foundation, in conjunction with the Carle Hospital Auxiliary, has submitted proposed amendments to the Zoning Ordinance and the City/Carle Development Agreement to address desired changes on properties north of the existing medical campus. The proposed amendment would allow a 12-room guest house for patient families and support members to be located at the northwest intersection of Church and Orchard Streets. In addition, the proposed amendments would allow the demolition of the existing house at 809 N Orchard Street for replacement with a 2-3 bedroom handicapped-accessible "visitable" home. Under the terms of the Development Agreement, these proposals require City Council approval before demolition and construction can occur.

Background information on the request, including a copy of the original development agreement and a site plan and rendering of the proposed guest house, and a discussion of planning and zoning issues is provided in the previous Staff Memorandum dated September 27, 2001.

Negotiating Meeting Update

At the October 1, 2001 Council meeting, Council requested a deferral of consideration of the requests

until the October 15, 2001 Council meeting in order to allow time for a negotiating meeting between Carle Foundation and the United Citizens and Neighbors (UCAN) group, with the City to act in a facilitating role. The goal of this meeting was to find a way in which the proposal could be acceptable to the neighborhood group, while still meeting the needs of the petitioner.

This meeting was held on October 10, 2001 at the offices of On the Job Consulting. Representatives present included Councilmember Danielle Chynoweth, who acted as facilitator; Councilmember Jim Hayes, and Planning Manager Libby Tyler representing the City; Michael Doyle and Bob Leach representing UCAN; and Tim Ols, John Snyder and Gretchen Robbins representing Carle. The negotiating process outline as set forth by Councilmember Chynoweth is summarized attached. Libby Tyler was designated notetaker. Complete minutes of this meeting will be forwarded to Councilmembers and others separately.

Negotiating Ideas

While the negotiating meeting did not result in a resolution or agreeable consensus, it did give rise to several suggestions that could be considered by Council in their review of the proposal. Of course, any items pertaining to the Development Agreement would also have to be acceptable to Carle as co-signer of the Agreement. These suggestions are discussed as follows:

1. Creation of a Neighborhood Task Force (Carle)

A major issue is the lack of voice for the citizens. Establishing a City-facilitated group with a defined timeline will specify the format and ensure progression on projects. Carle suggested that a neighborhood task force be created as a part of the Development Agreement. This task force would be initiated when future amendment plans by Carle are started with the City Development Services Department. The Community Development Services Department will establish a planning task force with concerned neighbors, Carle, and other interested parties to review the plans and options. The task force could be scheduled to meet during the 45 day notice period specified by the Agreement, or could be convened prior to the notice period. The group may meet more, or less, based on mutual consent. All parties will make positive, good faith efforts to reach agreement.

This suggestion was viewed favorably by all parties present. Carle saw this as a way to improve communications and relationships. UCAN saw this as an opportunity to provide input on projects at an earlier stage. City staff noted that a similar process has been used for the OASS review and has been successful. Inclusion in the Development Agreement will institutionalize this change and will also serve as direction from Council to staff to facilitate this process. The proper timing for the task force with respect to the 45-day notice period was discussed. Staff recommend that the task force could precede and overlap on the notice period. UCAN felt that this process should happen anyway and did not consider it to be a negotiating point.

2. Affordable Housing (Carle)

Carle's future depends on a quality professional and entry-level workforce. It is also very likely that 55 houses in the Carle expansion area will be removed in future expansions. Affordable housing is a key issue for Carle and the community. Carle would agree to be an active participant on a task force focusing on affordable housing. That task force could involve local developers, citizens, neighborhood groups, Carle, Covenant, U of I, city staff, etc.

While all those present agreed that affordable housing was an important, this particular suggestion was deemed to be outside of the scope of the negotiating meeting. Its consideration would also require participation by others, including the Grants Management Division of the Community Development Services Department.

3. Establish a Neighborhood Development Group (Carle)

A multi-party group is needed to effectively source grants and public monies to invest in the neighborhood. UCAN can lead a multi-organizational group, including Carle, Urbana Park District, and the City of Urbana to find grants and improve the neighborhood. This group could also leverage resources of all groups for neighborhood clean-ups and other volunteer events.

Again, while having merit, this particular suggestion was deemed outside of the scope of the negotiating meeting. Its consideration would also require participation by others, including the Park District and the Grants Management Division of the Community Development Services Department.

4. Carle to Sell Back Properties (UCAN)

In order to gain UCAN acceptance of the guesthouse proposal, Carle could agree to sell back properties located north of Hill Street extended, in the area shown as the 20+ year expansion area in the Carle Master Plan. Carle representatives rejected this proposal in that it would be entirely unacceptable to Carle leadership and because Carle believes that it has already conducted a sell back program in 1995 as a result of the earlier negotiating process.

5. Carle to Agree to Development Threshold Trigger for the MIC (UCAN)

UCAN suggested that Carle could agree to some development threshold within the current MIC area that would have to be reached prior to any request for development outside of the MIC. This percent would have to be determined, but could be something like 75%. The goal here would be to have Carle utilize its existing zoned areas prior to expansion beyond. Carle rejected this proposal on the basis that they do not own all of the land within the MIC area, that they cannot predict what their square footage needs and parcel availability will be in this area, and that it could limit their flexibility in developing specific projects that may have indirect spatial impacts. City staff expressed concern in how to

determine and monitor the proper threshold, given the need to comply with zoning, building, health, safety and other code requirements in this area. Councilmember Chynoweth felt that this proposal had planning merit in that it would encourage efficient use of land.

6. Increase Expansion Area Timeline for Parcels North of the Proposed Site (Carle)

Carle suggested that the timeline set forth for development on the six parcels north of the Guesthouse site north to Hill Street could be extended for an additional five years as a provision in the Development Agreement. This would extend the minimum timeline for development in this area and provide additional assurance to neighbors that no zoning requests would be made in this area for at least five years.

UCAN rejected this suggestion in that they felt that Carle would be unlikely to develop in this area anyway, that five years was not very long, and that Carle does not own two of the six parcels. City staff noted that to some residents a timeline assurance for land use changes is very important. Staff also pointed out that while Carle does not now own these parcels, they could purchase them and that practically speaking Carle would be the only entity that would have the ability to effect a major rezoning in this area. Councilmember Chynoweth suggested that extension of this time line could be applied for areas to the west of Coler Avenue as well.

7. Replacement for Loss of Housing (UCAN)

UCAN suggested that Carle could replace lost affordable housing on a three-to-one basis, or even a one-to-one basis. Carle rejected this suggestion and felt it was beyond the bounds of the negotiation.

8. Reduce Proposed Site Area (Staff)

For purposes of facilitation only, staff noted that Carle is proposing that four lots be rezoned to MIC for the guesthouse, but that only two lots would be needed for the current proposal. Carle responded that this would limit the ability of Carle to buffer the guesthouse from the adjacent residences and would also limit any expansion plans for the guesthouse. Staff responded that the lot line could be adjusted administratively to provide up to an additional 25 feet in depth for these lots. If the guesthouse is successful and is not negatively impacting upon the community, then a future rezoning for expansion should not be as difficult to achieve. This suggestion was not picked up by UCAN as a negotiating point.

9. Consider Alternate Site (Councilmember Chynoweth)

Councilmember Chynoweth (as a Councilmember, not as a facilitator) suggested that the alternative site number 4, directly to the east of the Forum on Park Street, was a preferable site in many ways. It is nearby the hospital and also has a parklike setting, and it would not require an expansion of the MIC. She would like to know why the guesthouse could not be located here. She wanted to know if this site would be acceptable to the Auxiliary. Carle responded that this site was planned for use as a healing garden and is currently used by patients and employees as an open space. Carle also noted that this site would serve for

expansion of the Education (Forum) building and could affect the University's medical school uses in the future. Staff wondered what the interest groups were for this site and what their concerns might be. Staff noted that some redesign of the guesthouse might be necessary to better fit into this site. There was no resolution regarding this site.

The negotiating meeting was concluded at 10:00 p.m. without resolution.

Zoning Ordinance Text Amendment (Plan Case 1792-T-01)

To address the guest house proposal, the following amendment to the Zoning Ordinance is being proposed:

Part A

Amend Article II, Section 11-3 "Definitions" to include the following: (additions are underlined)

Medical Related Use: Medical Related Uses shall include doctors' offices, laboratory facilities, rehabilitation services, alternative medical practices such as acupuncture or massage therapy, guest house for patient families/support members, insurance or health maintenance organization office, sale of medical supplies, prosthesis, medicines and other uses which are supportive of or affiliated with medicine, hospital, or clinic and accessory parking for said uses.

Amend Section V-10.A to include the following: (additions are underlined)

The following uses are permitted by right in this Overlay Zoning District: medical related uses, drugstore; day care center, hospital or clinic, ambulance service, medical carrier service, home for the aged; nursing home; fitness center; guest house for patient families/support members; and health care-related business or professional medical office building.

Please see the previous staff memorandum for discussion of these amendments. None of the negotiating points would affect this proposed amendment.

Part B

Amend Section IV-2.I to include the following properties in the MIC Special District (generally described as those within the boundaries of Lincoln Avenue, Church Street, the Conrail Railway Company right-of-way, and McCullough Street extended north to Church Street) as follows:

four properties north of Church Street between Coler Street and Orchard Street, commonly known as 701 and 703 North Orchard and 702 and 704 North Coler, legally described as follows: Lots 1, 2, 19, and 20 in M.W. & G.W. Busey's Subdivision of Lot B, City of Urbana, Champaign County, Illinois.

The properties at 701 and 703 N. Orchard Street will be developed for a guest house for patient families/support members and the properties at 702 and 704 N. Coler Street will either continue as presently utilized or be used for future guest house purposes. A guest house is an overnight residence to provide respite for family and support members to patients in serious condition at Carle Hospital.

Please see the previous staff memorandum for discussion of these amendments, including relevant Comprehensive Plan goals, objectives, and policies and review of the Lasalle National Bank. If Negotiating Point Number 8 above (Reduce Site Area) was selected then the above amendments would be limited to the 701 and 703 North Orchard addresses only. If Negotiating Point Number 9 above (Select Alternate Site) was selected, then this text amendment would not be necessary.

Development Agreement Amendments (Plan Case 1793-DA-01)

Part A

ARTICLE I

DEMOLITION AND REPLACEMENT OF RESIDENTIAL STRUCTURE AT 809 N. ORCHARD

- 1.1 The parties agree that Carle shall demolish the residential structure located at 809 N. Orchard as said structure is no longer habitable, and replace said structure with a 2 or 3 bedroom "visitable" home between 1,000-1,200 sq/ft in keeping with the character and size of the local neighborhood. Further the rent for the home will be maintained within the average for 2 or 3 bedroom homes currently rented by Carle.*
- 1.2 The parties further agree that Section 3.8.1 is not applicable since the use shall continue as residential.*

Please see the previous staff memorandum for discussion of this amendment. This amendment appears to be supported by all parties and was not discussed in the negotiating meeting.

Part B

ARTICLE II
ADDITION OF PROPERTIES TO MEDICAL INSTITUTIONAL
CAMPUS ZONING DISTRICT

- 2.1 *The parties hereby add to the Medical Institutional Campus Zoning District the properties commonly known as 701 and 703 N. Orchard Street, and 702 and 704 N. Coler Street, legally described as follows: Lots 1, 2, 19 and 20 in M. W. & G. W. Busey's Subdivision of Lot B, situated in the City of Urbana, Champaign County, Illinois. The properties at 701 and 703 N. Orchard Street will be developed for a guest house for patient families/support members and the properties at 702 and 704 N. Coler Street will either continue as presently utilized or be used for future guest house purposes as defined under the Medical Institutional Campus Zoning District provisions.*
- 2.2 *The guest house is intended to be operated as a charitable service with funding to be provided on a voluntary donation and grants basis. Should said guest house convert at any time to a user charge basis, Carle agrees that said use shall pay all applicable taxes, including local hotel/motel and real estate taxes.*

The language in this section reflects the parallel proposed zoning ordinance text amendment presented and discussed above. It could also potentially be modified by the negotiating points as indicated above. Since the previous staff memorandum, this Article has been modified to include Carle's agreement to pay applicable taxes on the guest house should it convert from a purely charitable and tax-exempt operation.

Other Potential Amendments

Increase of EAV

Councilmembers have expressed a concern that the Stabilization of EAV provisions of the Development Agreement do not allow for annual adjustments to EAV rates consistent with those experienced elsewhere in the area. To address this concern, the following Article could be added to the Development Agreement Amendment:

ARTICLE III
STABILIZATION OF EAV

- 3.1 *Payment of taxes for specific properties within the "Stable EAV Area", as defined in Section 3.5 of the Development Agreement, and under the terms of said section, shall be adjusted on an annual basis to reflect the increment of change in EAV*

within the “Stable EAV Area” as a whole as calculated for that year.

It should be noted that Carle has not agreed to this amendment.

Creation of a Neighborhood Task Force

As a negotiating point and to improve future communications, Carle has proposed the creation of a Neighborhood Task Force to address future projects under the Development Agreement. The following Article is proposed to be added to the Amendment:

ARTICLE IV NEIGHBORHOOD INPUT TO PROPOSED AMENDMENTS

4.1 Neighborhood Input to Proposed Amendments. The City’s Community Development Services Department will establish a planning task force with interested neighbors and Carle to review proposed amendment plans and options as they arise. City Council members or other officials or interested parties may participate as well. The task force may meet prior to and/or during the 45-day notice period specified by the Agreement. Frequency of meetings will be based on mutual consent, with City staff providing support to the task force. All parties in the meetings will work collaboratively.

Expansion Area Timeline

Expansion of the development timeline for properties to the north of the proposed site could be added to the Development Agreement Amendment as follows:

ARTICLE V ZONING APPLICATION RESTRICTIONS

5.1 Carle agrees to make no zoning map amendment requests for the area located directly to the north of 701/703 North Orchard and 702/704 North Coler to Hill Street extended for a period of five years from approval of this amendment.

Summary of Findings

Plan Case 1792-T-01

1. The proposed zoning text amendment would assist in the administration and enforcement of the Zoning Ordinance by including guest houses as a medically-related use not specifically covered in the current Ordinance.

2. The proposed guest house for patient families and support members is consistent with the uses included in the proposed definition of medical related uses and with those uses permitted by right in the MIC Zoning District.
3. The proposed MIC, Medical Institutional Campus zoning district for the subject site, with the restriction that it be used either for continued residential use or as a guesthouse, would be generally consistent with the current MIC zoning to the south, the CRE zoning to the east, and the R-2 zoning to the north and west.
4. The proposed rezoning appears to generally meet the LaSalle Case criteria.
5. The proposed MIC, Medical Institutional Campus zoning district for the subject site would be generally consistent with the Comprehensive Plan designation of “low density residential” for the site, in that the guest house would be residential in character and use.
6. The proposed MIC, Medical Institutional Campus zoning district for the subject site would be responsive to Comprehensive Plan goals, objectives and policies calling for the maintenance and redevelopment of certain areas and to provide public services.
7. The proposed MIC, Medical Institutional Campus zoning district for the subject site is consistent with the Carle Master Plan, including the designation of the subject site within the 5-15 Year Potential Expansion Plan.
8. The proposed MIC, Medical Institutional Campus zoning district for the subject site is consistent with provisions of the Development Agreement between the City and Carle that call for a restriction on rezoning applications in this area until December 5, 1999.

Plan Case 1793-DA-01

1. The inclusion of 809 N. Orchard in the list of permitted demolitions in the Development Agreement is justified because the property is uninhabitable, impossible to repair, and was originally intended to be included in Exhibit “E” of the Development Agreement.
2. The guest house proposal would fulfill the need of the hospital to provide lodging for certain patients’ visitors and provide an important service to the hospital’s patients that is not now available.
3. The location of the site near residential, recreation, and medical uses make it appropriate for guest house use by providing a convenient and therapeutic environment.
4. The residential design and appearance of the guest house will make it a compatible use with adjacent and nearby residential uses.

5. The expansion of the MIC District to include the proposed guest house properties at 701 and 703 N. Orchard and potential guest house expansion at 702 and 704 N. Coler is consistent with the Carle Master Plan and with the area of the 5-15 year expansion plan.

6. The expansion of the MIC District to include the proposed guest house properties at 701 and 703 N. Orchard and potential guest house expansion at 702 and 704 N. Coler is consistent with the intent of the Development Agreement between the City and Carle to limit rezoning requests in this area until December 5, 1999.

Options

The City Council has the following options in Plan Case 1792-T-01:

- a. Approve one or more parts of the proposed amendment to the Zoning Ordinance, as presented herein; or
- b. Approve one or more parts of the proposed amendment to the Zoning Ordinance, as modified by specific suggested changes; or
- c. Deny the proposed amendment to the Zoning Ordinance. For this option, City Council should set forth specific findings to support the denial.

The City Council has the following options in Plan Case 1793-DA-01:

- a. approve one or more parts of the Development Agreement, as presented herein; or
- b. approval one or more parts of the Development Agreement, as modified by specific suggested changes, including the additional potential amendments identified herein; or
- c. deny the proposed amendment to the Development Agreement. For this option, City Council should set forth specific findings to support the denial.

Plan Commission Recommendation

At the meeting on September 20, 2001, the Plan Commission moved to recommend the addition of “Guesthouse” to the list of medical related uses in the Zoning Ordinance (by a vote of 8-0), but did not provide a recommendation regarding the addition of the specific properties at 701 and 703 North Orchard and 702 and 704 North Coler for such use (the vote for approval of this section tied 4-4, yielding no recommendation to Council). With respect to the amendments to the Development Agreement, the Plan Commission recommended the amendment regarding replacement of the structure at 809 North Orchard Street with a visitable home (8-0) and recommended against the amendment to

allow a guest house to be constructed at the site located at 701 and 703 North Orchard Street and 702 and 704 North Coler Street (5-3).

Plan Commissioner objections to the guesthouse proposal at the requested location varied. One Commissioner felt that a site plan covering a larger area was needed to consider the request. One Commissioner felt that guest house provision within the current hospital building would be sufficient. One Commissioner felt that the guest house should be reoriented to face the park, that if MIC zoning were to occur north of Church Street, it should be for a more significant project, and that the guest house would be most appropriately located on University Avenue. One Commissioner felt that the guest house would be detrimental to the neighborhood. One Commissioner supported the guest house, but felt that only the parcels along Orchard Street should be rezoned to the MIC designation.

Plan Commissioner support of the guesthouse included statements that it would be an appropriate use of the site, that it would provide a potential buffer between hospital uses and residential uses to the north, and that the guest house would provide a service to the community.

Community Development Commission Recommendation

At their meeting on September 25, 2001, the Community Development Commission considered the proposed amendment to the Development Agreement. By unanimous voice vote, the Commission recommended approving the amendment allowing for the replacement of the structure at 809 North Orchard Street. Following considerable discussion, the Commission also recommended approving the addition of the guest house location by a voice vote.

Issues that were discussed by the Commission included whether and how the guest house might serve as a buffer between the hospital and residential uses to the north, other ways in which hospital expansion to the north might be limited, the negotiating process between Carle, the City and UCAN, UCAN's concerns as spelled out in a letter (copy attached), staff response to UCAN concerns, to what extent UCAN represents the neighborhood, the need for the proposed facility, the benefits of the proposed site versus other potential sites, the loss of affordable housing, who the Commission needs to represent in this case, and the power differential between Carle and the neighborhood.

Some Commissioners supported the guest house and its location and did not express reservations. Some Commissioners expressed disappointment in the negotiation and communication process between Carle and the neighborhood. Some Commissioners were concerned about the loss of affordable housing. There was extended discussion on how further expansion of Carle to the north beyond the guest house could be limited. Carle responded that all of these concerns would be on record and that it would be very difficult for Carle to obtain approvals for further expansion to the north because of the review procedures established in the Development Agreement and that Carle would also be very unlikely to propose anything that would be incompatible with the guest house once it is built. On balance, the Commission seemed to conclude that the guest house would provide a greater good service to the community and might be beneficial in restraining further growth to the north.

Staff Recommendation

Based on the findings and evidence presented in the discussion above, and the evidence presented at the public hearings and meetings on the proposal, staff recommends **APPROVAL** of all parts of both the proposed amendment to the Zoning Ordinance and Development Agreement, as presented herein, to the City Council.

Attachments

Draft Ordinance Amending the Zoning Ordinance
Draft Ordinance Amending the Development Agreement
Draft Amendment to Development Agreement
Minutes from Negotiating Meeting (forthcoming)

Cc: Tim Ols, Gretchen Robbins, Bob Leach, Michael Doyle, Nancy Greenwalt

ORDINANCE NO. 2001-10-117

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA

(Related to Definitions of Medical-Related Use and the Medical Institutional Campus (MIC) Special District and the Expansion of the MIC Special District to Include Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue for the Purposes of Development of a Proposed Guest House for Patient Families/Support Members - Plan Case No. 1792-T-01)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a Comprehensive Amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Urbana Zoning Ordinance to include "guest house for patient families/support members" in the definition of Medical-Related Use to the uses permitted by right in the Medical Institutional Campus (MIC) Special District; and

WHEREAS, the petition to amend the Urbana Zoning Ordinance also would include the addition of 701 and 703 North Orchard Street and 702 and 704 North Coler Street to the Medical Institutional Campus (MIC) Special District with the restriction that the properties be used either for continued residential use or as a guesthouse; and

WHEREAS, including the guesthouse as a medically-related use not specifically covered in the current Ordinance would assist in the administration and enforcement of the Zoning Ordinance; and

WHEREAS, the proposed guest house for patient families and support members is consistent with the uses included in the proposed definition of

medical related uses and with those uses permitted by right in the MIC Zoning District; and

WHEREAS, the proposed MIC, Medical Institutional Campus zoning district for the subject site, with the restriction that it be used either for continued residential use or as a guesthouse, would be generally consistent with the current MIC zoning to the south, the CRE zoning to the east, and the R-2 zoning to the north and west; and

WHEREAS, The proposed rezoning appears to generally meet the LaSalle Case criteria; and

WHEREAS, The proposed MIC, Medical Institutional Campus zoning district for the subject site would be generally consistent with the Comprehensive Plan designation of "low density residential" for the site, in that the guest house would be residential in character and use; and

WHEREAS, The proposed MIC, Medical Institutional Campus zoning district for the subject site would be responsive to Comprehensive Plan goals, objectives and policies calling for the maintenance and redevelopment of certain areas and to provide public services; and

WHEREAS, The proposed MIC, Medical Institutional Campus zoning district for the subject site is consistent with the Carle Master Plan, including the designation of the subject site within the 5-15 Year Potential Expansion Plan; and

WHEREAS, The proposed MIC, Medical Institutional Campus zoning district for the subject site is consistent with provisions of the Development

Agreement between the City and Carle that call for a restriction on rezoning applications in this area until December 5, 1999; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1792-T-01; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearings to consider the proposed amendment on August 23, 2001 and September 20, 2001; and

WHEREAS, the Urbana Plan Commission voted 8 ayes and 0 nays to forward Section 1 and Section 2 of the proposed amendment, set forth in Part A of Plan Case No. 1792-T-01, to the Urbana City Council with a recommendation for approval; and

WHEREAS, the Urbana Plan Commission voted 4 ayes and 4 nays to forward Section 3 of the proposed amendment, set forth in Part B of Plan Case No. 1792-T-01, to the Urbana City Council with no recommendation; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to amend the text of the Urbana Zoning Ordinance as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that certain provisions of the Zoning Ordinance be amended

to read as set forth below, with the underlined text showing new language to be added:

Section 1. Section II-3, Definitions, of the Zoning Ordinance is hereby amended as follows:

Medical Related Use: Medical Related Uses shall include doctors' offices, laboratory facilities, rehabilitation services, alternative medical practices such as acupuncture or massage therapy, guest house for patient families/support members, insurance or health maintenance organization office, sale of medical supplies, prosthesis, medicines and other uses which are supportive of or affiliated with medicine, hospital, or clinic and accessory parking for said uses.

Section 2. Section V-10., Additional Regulation in the MIC District, is hereby amended as follows:

All development regulations of the B-4E zoning district shall apply to said properties with the following exceptions or additions:

A. The following uses are permitted by right in this Overlay Zoning District: medical related uses, drugstore; day care center, hospital or clinic, ambulance service, medical carrier service, home for the aged; nursing home; fitness center; guest house for patient families/support members; and health care-related business or professional medical office building.

Section 3. Section IV-2., Purpose of Districts, is hereby amended to read as follows:

I. The Medical Institutional Campus district is intended as an overlay district to assist and encourage the development of the medical institutional and complementary land uses in a campus setting by creating special zoning approaches. These new zoning approaches are applicable to institutions which have multi-block common ownership of lands, have developed a long-range master site plan, and thereby have developed a campus support system of parking, loading and materials handling, decentralized support facilities reducing campus congestion and interconnecting system of above and below ground corridors. At present, the Carle Foundation is the only medical institution landowner with these qualities which define a campus style and development approach and therefore a campus style zoning approach is reasonable.

It is the intent that the lands within the boundaries of the area described herein will constitute the Special District. All special regulations created by this Special District will only be applicable and in force on properties which are or will be developed as a hospital or related medical use and their support uses. To the extent properties within this Special District are not, or will not, be developed with a Medical Related Use, the special regulations created by this Special District shall not apply and the use of such property shall be regulated by the property's underlying zoning district, unless the property is rezoned to MIC per Article XI of the Urbana Zoning Ordinance.

MIC Special District Described: The regulation herein after established by this ordinance will be effective in the following described lands in the City of Urbana, County of Champaign, State of Illinois generally described as those within the boundaries of Lincoln Avenue, Church Street, the Conrail

Railway Company right-of-way, and McCullough Street extended north to Church Street, more particularly described as follows:

Beginning at the intersection of the east Right-of-Way line of Lincoln Avenue with the centerline of the Consolidated Rail Corporation mainline track; thence, northerly, along said east Right-of-Way line, 684.6 feet to the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line, 627.0 feet to the west Right-of-Way line of Busey Avenue; thence, northerly, along said west Right-of-Way line, 20.00 feet to the westerly extension of the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line and the extensions thereof, 762.96 feet to the east Right-of-Way line of Orchard Street, said point also being 60.00 feet northerly of the northwest corner of a tract conveyed to The Carle Foundation by a Deed dated June 26, 1958 and recorded on June 27, 1958 in Book 599 at Page 172, as Document No. 612079 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along the extension of said north Right-of-Way line of Church Street, 466.33 feet, to the northerly extension of the east Right-of-Way line of McCullough Street; thence southerly, along said east Right-of-Way line and the extensions thereof, 749.60 feet to the south Right-of-Way line of University Avenue; thence, westerly, along the south right-of-way line of University Avenue, 10.45 feet, to the northeast corner of a tract conveyed to The Carle Foundation by a deed dated May 19, 1982 and recorded March 10, 1983 in Book 1314 at Page 794 as Document No. 83R3466 in the Office of the Recorder, Champaign County, Illinois; thence, southerly, along the east line of said tract, and the southerly extension thereof, 273.61 feet to a point on a north line of a tract conveyed to The Carle Foundation by a deed dated January 27, 1982 and recorded February 1, 1982 as Document No. 82R1375 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along said north

line, 15.73 feet, to a northeast corner of said tract; thence, southerly along the east line of said tract, and the southerly extension thereof, 159.00 feet to the centerline of the Consolidated Railway Company mainline track; thence northwesterly, along said centerline, to the Point of Beginning. And in addition, four properties north of Church Street between Coler Street and Orchard Street, commonly known as 701 and 703 North Orchard and 702 and 704 North Coler, legally described as follows: Lots 1, 2, 19, and 20 in M.W. & G.W. Busey's Subdivision of Lot B, City of Urbana, Champaign County, Illinois. The properties at 701 and 703 N. Orchard Street will be developed for a patient families/support members and the properties at 702 and 704 N. Coler Street will either continue as presently utilized or be used for future guest house purposes. A guest house is an overnight residence to provide respite for family and support members to patients in serious condition at Carle Hospital.

Applicability: The Special District established by this ordinance shall be an overlay zoning district with unique development standards and procedures applicable to development on the properties defined as the Medical Institutional Campus which are those properties lying within the area described above. For such properties the underlying zoning districts and regulations will remain in effect, will govern the permitted use or uses of such properties and will appear on the official City of Urbana Zoning Map until such time as the City of Urbana issues a building permit to the property's owner of record for the development of said property for a medical related use, as that term is defined in this Ordinance. Upon the owner's receipt of such a building permit, the subject property will automatically convert to the MIC zoning district. If the owner does not commence construction under the terms of said building permit within one (1) year of its issuance, the MIC zoning will revert to the original zoning in effect as

of the date of this Ordinance. Unless otherwise specified within these regulations all other standards and requirements of the Urbana Zoning Ordinance remain in effect. Uses in the Medical Institutional Campus District are for the purpose of definition considered nonresidential uses. Annual updates of the Official Zoning Map of the City of Urbana shall reflect the change in zoning. (Ord. No. 9596-48, §1, 12-4-95)

Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the _____ day of _____, 2001, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA (Related to the definitions of Medical-Related Use and the Medical Institutional Campus (MIC) Special District and the expansion of the MIC Special District to include properties at 701 and 703 North Orchard and 702 and 704 North Coler for purposes of development of a proposed guest house for patient families/support members - Plan Case# 1792-T-01)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2001, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2001.