

DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES



Planning Division

M E M O R A N D U M

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: April 5, 2004

SUBJECT: Plan Case No. 1888-SU-04 A Request From Champaign County for a Special Use Permit to allow the establishment of a nursing home on Art Bartell Drive east of Lierman Avenue Between Main And Washington Streets.

Introduction and Background

Champaign County is requesting a Special Use Permit for the construction of the new Champaign County Nursing Home. The nursing home is proposed to be located on 13 acres within the County East Campus located east of Lierman Avenue and north of Washington Street. The site is immediately south of the Juvenile Detention Center and immediately north of Prairie Park (see attached maps).

The property is presently zoned CRE, Conservation-Recreation-Education. Section VII-7.A of the Urbana Zoning Ordinance allows the establishment of a government use in any zoning district subject to a Special Use Permit. This process was also used in 1999 for review of the Juvenile Detention Center.

The Urbana Plan Commission conducted a public hearing to consider the Special Use Permit on April 8, 2004. Attached to the Plan Commission report was a thorough application package from Champaign County which gave details about the nursing home facility and operation. A copy of the application package was also distributed to City Council members on April 5, 2004. On April 8, 2004 the Plan Commission unanimously recommended approval of the Special Use Permit with three conditions presented by staff. For more information please refer to the memorandum to the Plan Commission dated April 5, 2004.

Discussion

Proposal

The existing nursing home is located on the Champaign County East Campus near the intersection of Main Street and Lierman Avenue. The new nursing home will be located on the

interior of the campus off of Art Bartell Road extended. The location of the new nursing home was chosen primarily due to its proximity to two parks. The land immediately to the east of the site was recently acquired by the Urbana Park District and will be developed into a 60-acre park that should contribute to a tranquil, pastoral setting for the nursing home residents.

The 243-bed nursing home will contain a skilled care facility that will include an alzheimer's care unit and an adult and child day care facility. The number of beds in the new facility matches the number of beds in the existing facility. A Certificate of Need (C.O.N.) has been issued by the State of Illinois Department of Public Health which limits the capacity of the development to 243 beds. The need for the new facility is based more on the physical problems of the existing facility rather than the demand for services. The new facility will contain rooms that are larger than those in the existing facility and will incorporate more of a "home" environment. A "central core" of the facility will contain a dining area, a store, and access to a central courtyard.

Access and Parking

The site will be accessed primarily from Art Bartell Drive. Art Bartell Drive is a private street that currently ties into East Main Street and extends south to serve METCAD and the Humane Society. The road will be continued south to connect with the new nursing home site and to connect to the Brookens Administration Center access drive off of Lierman Avenue. Since the road is a private drive and not a public street, it is not anticipated to be used for general traffic circulation in the area. Users of the road will primarily be visitors to the nursing home. The extension of Art Bartell Drive will be able to accommodate MTD buses as well as delivery vehicles. Finally, Champaign County is planning the construction of new sidewalks to loop around the complex that will connect the development to existing and future parks in the area.

The Urbana Zoning Ordinance requires parking for a nursing home based on both the number of employees and the number of beds. The site plan identifies two separate areas to provide parking. A lot northeast of the building will contain 147 spaces and will be used primarily for employee parking. A second lot containing 58 spaces will be constructed southwest of the facility. According to the Urbana Zoning Ordinance, the total parking requirement would be 123 spaces. In total 205 spaces are being planned between the two lots.

Storm Water Management

The site currently drains to the southeast onto the undeveloped property to the east owned by the Urbana Park District. Most of the runoff from the Parks property currently drains into the Scottswood Subdivision where Illinois Street stubs to the west. This currently creates a drainage problem within the Scottswood Subdivision.

The nursing home is being constructed assuming all stormwater will be detained off-site in the Scottswood Detention Basin. This basin is being planned for by a consortium of governmental agencies including the City of Urbana, Champaign County, the Urbana Park District and the Township. A grant from the State of Illinois is pending to alleviate flooding problems in the Scottswood Subdivision. A second grant for the construction of the basin will need to be achieved at a later date. In the interim, Champaign County has negotiated an agreement with the Urbana Parks District to provide an interim basin on Parks property during the construction of

the facility. This interim basin is being designed by Berns, Clancy and Associates. Over the long term, drainage from the nursing home facility as well as other development will be held in a permanent basin that will be designed to be an amenity to the future park.

Development Regulations

A review of the site plans for compliance with all the development regulations in the Urbana Zoning Ordinance is currently underway. At this time it does not appear that any waivers or variances of the requirements of the ordinance will be necessary.

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the three criteria listed below. On April 8, 2004 the Urbana Plan Commission concurred with the staff analysis of the criteria.

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

The proposed new location of the Champaign County Nursing Home will be conducive to the public convenience at its location. The new location within the Champaign County East Campus location will offer a more tranquil and park-like setting for the residents since it will be located immediately adjacent to two parks. The facility will also be well served by the extension of Art Bartell Road.

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

The facility is being located in an area that will not have a negative impact on neighboring properties. The site is located within the Champaign County East Campus and will function as a component of the County services in that area. The facility will not have a negative impact to the two adjacent parks to the south and east. The facility is not immediately adjacent to any residential areas.

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

The development will meet all the regulations and requirements of the Urbana Zoning Ordinance and will preserve the essential character of the CRE, Conservation, Recreation and Education Zoning District.

Summary of Findings:

At the public hearing on April 8, 2004 the Plan Commission adopted the following findings:

1. In November 2002 two related referendums were passed by the voters of Champaign County authorizing the replacement of the existing Champaign County Nursing Home. After completion of a Master Campus Plan, Champaign County proposes to construct the new facility on the east side of the East Campus immediately north of Prairie Park and immediately west of the future Weaver Park.
2. The proposal will be conducive to the public convenience at its location because it will offer a better, “park-like” atmosphere for residents and will function better within the Champaign County East Campus.
3. The proposal will be designed and operated in a way that will not be injurious to the area or the district. The site is not immediately adjacent to any residential development or any other type of development that will realize a negative impact from the operation of the facility.
4. The proposal will conform to all the established requirements of the Urbana Zoning Ordinance including the appropriate development regulations. Stormwater runoff will be accommodate by a future detention basin on the property to the east. A consortium of governmental units are working together on achieving a grant to construct the basin.
5. The proposal is consistent with all adopted plans including the Urbana Comprehensive Plan.

Options

The Urbana City Council has the following options in this case:

1. Approve the Special Use Permit request;
2. Approve of the Special Use Permit request with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance;
3. Deny the request for a Special Use Permit.

Staff Recommendation:

Based on the evidence presented in the discussion above, and at the public hearing conducted on April 8, 2004, staff recommends that the City Council **APPROVE** the proposed Special Use Permit in Plan Case No. 1888-SU-04, for the reasons articulated above and with the following conditions of approval:

1. That the layout of the facility shall closely resemble the attached Site Development Plan. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Plan Commission and approval by City Council.

2. An intergovernmental agreement providing for interim and perpetual off-site stormwater detention (commonly referred to as the “Scottswood Detention Basin”) be completed.
The governmental consortium may consist of city, county, parks, and township interests.
3. The construction plans for the extension of Art Bartell Drive be reviewed by the Urbana City Engineer.

Attachments: Ordinance
Location Map
Aerial Photo
Site Plan
Minutes from the April 8, 2004 Plan Commission Meeting

Note: A complete application package offering detail about the facility and operation was distributed to City Council members at their April 5, 2004 meeting.

Prepared By:

Rob Kowalski, Planning Manager

Cc: Denny Inman, Champaign County

ORDINANCE NO. 2004-04-045

An Ordinance Approving A Special Use Permit
(Request by Champaign County to establish a nursing home in the CRE
Conservation, Recreation, and Education Zoning District. 500 South
Art Bartell Road - Plan Case No. 1888-SU-04)

WHEREAS, Champaign County has submitted a petition under Plan Case 1888-SU-04 for a Special Use Permit to establish a nursing home in the CRE, Conservation, Recreation, and Education Zoning District at 500 South Art Bartell Road legally described as attached; and

WHEREAS, Section VII-7.A of the Urbana Zoning Ordinance allows the establishment of a government use in any zoning district subject to a Special Use Permit; and

WHEREAS, all applicable development regulations are required to be met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed development on surrounding properties; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on April 8, 2004 concerning the petition filed by the petitioner in Plan Case No. 1888-SU-04; and

WHEREAS, on April 8, 2004, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the establishment of a nursing home on the parcel as described on the attached legal description with the following conditions upon approval:

1. That the layout of the facility shall closely resemble the attached Site Development Plan. Any significant deviation from

this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Plan Commission and approval by City Council.

2. An intergovernmental agreement providing for interim and perpetual off-site stormwater detention (commonly referred to as the "Scottswood Detention Basin") be completed. The governmental consortium may consist of city, county, parks, and township interests.
3. The construction plans for the extension of Art Bartell Drive be reviewed by the Urbana City Engineer.

Section 2. 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 _____, 2004.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, 2004.

Tod Satterthwaite, Mayor

Attachment: Legal Description

Northeast quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois. In particular The east line and part of the south line of Tract 2, said part of the south line or Tract 2 being the north line of Tract "B" of a plat of survey recorded in the Recorder's Office of Champaign County, Illinois in Plat book "S" at page 28 as Document Number 762460, being more particularly described as set forth in the descriptions provided as follows:

Tract 2: The east half of the northeast quarter of section 16, Township 19 north, Range 9 east of the third principal meridian, in Champaign County, Illinois.

Except tracts "A" and "B" of al plat of survey recorded in the Recorder's Office of Champaign County, Illinois in Plat Book "S" at page 28 as Document Number 762460.

And Also:

The east line of Tract "A" , being more particularly described as set forth in the description provided as follows: Tract "A" of a plat os survey of part of the northeast quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, recorded in the Recorder's Office of Champaign County, Illinois in Plat Book "S" at page 28 as Document Number 762460, in Champaign County, Illinois, Except the south 40 feet thereof, as per instrument recorded April 3, 1968 in Book 872 at page 150 as Document Number 774839, in Champaign County, Illinois.

(See Attached Surveyor's Report "Easterly and Southerly Title Line Survey of the Champaign County East Campus Site" dated August 4, 2003. Survey performed by Berns, Clancy, and Associates, Urbana, Illinois.)

Address: 500 South Art Bartell Road
Urbana, Illinois 61802

Attachment: Site Plan

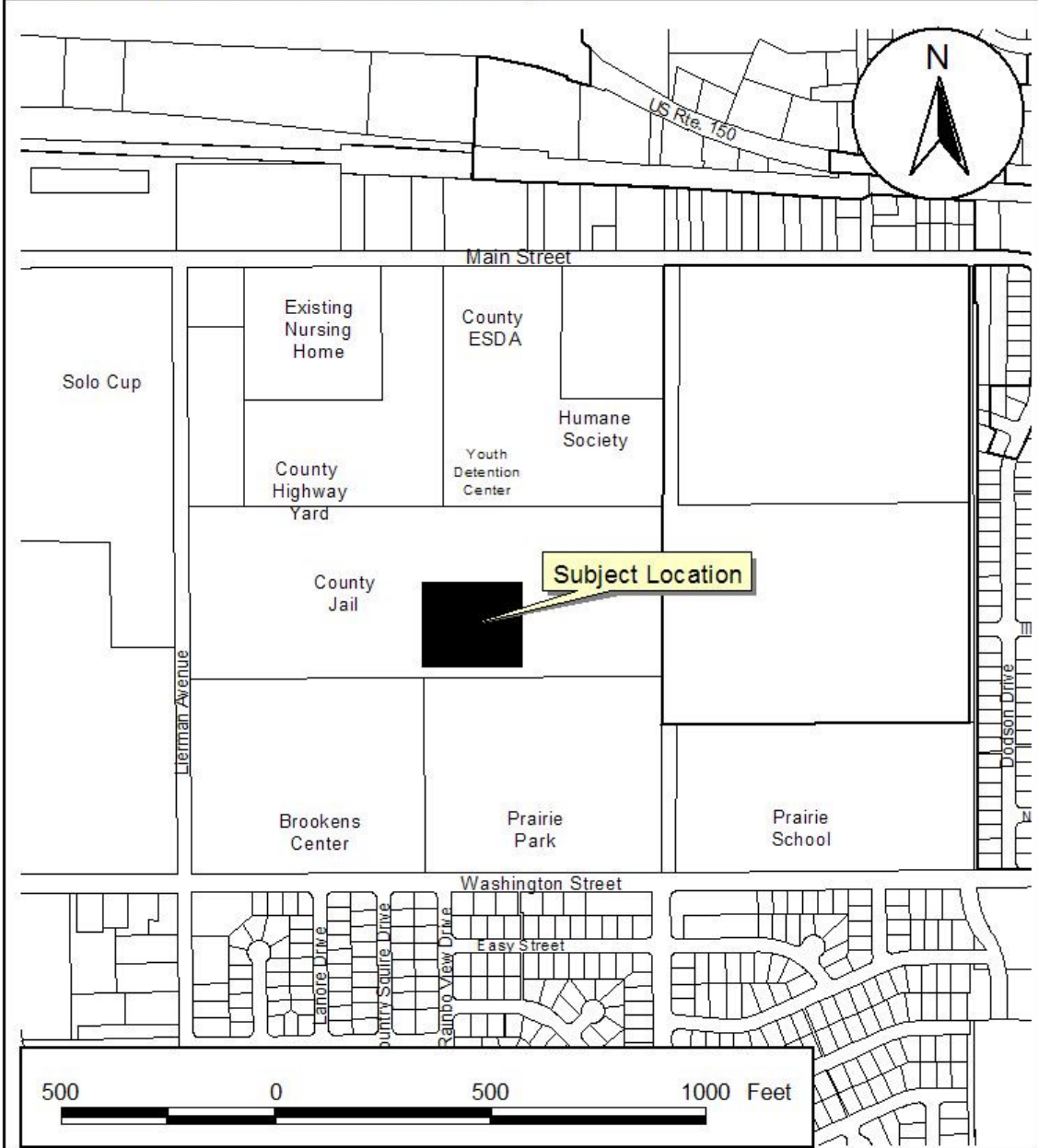
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

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 _____, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (Request by Champaign County to establish a nursing home in the CRE Conservation, Recreation, and Education Zoning District. 500 South Art Bartell Road - Plan Case No. 1888-SU-04) 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 _____, 2004, 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 _____, 2004.

Exhibit "A": Location Map



Special Use Permit, Plan Case #1888-SU-04,
Establishment of a Nursing Home in the CRE,
Conservation-Recreation-Education Zoning District
Petitioner: Champaign County

 City Boundary

Prepared March 17, 2004 by Community Development Services - pal

Exhibit "E": Aerial Photo



Special Use Permit
Plan Case # 1888-SU-04
Establish a Nursing Home in CRE Zoning District
Petitioner: Champaign County

Prepared by Community Development Services - mrb

