



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Robert Myers, AICP, Planning Manager

DATE: March 14, 2013

SUBJECT: A request by Clark-Lindsey Village, Inc. for preliminary and final approval for the Clark-Lindsey Village Planned Unit Development. (Plan Case 2202-PUD-13 & Plan Case 2203-PUD-13)

Introduction

Clark-Lindsey Village, Inc. has submitted an application for preliminary and final approval for a residential mixed use planned unit development (PUD). Application approval would allow construction of 16 attached townhouse units, divided between four one-story buildings, on the northeast portion of the property.

The subject property, located at 101 West and 201 East Windsor Road, comprises just under 27 acres and is located on the southeast quadrant of Windsor Road and Race Street. The entire property is currently zoned R-3, Single- and Two-Family Residential and has been developed in accordance with previous PUD approvals. Clark-Lindsey Village is a continuing care retirement community with independent living units, licensed sheltered care units, and a licensed skilled care nursing facility on one campus under single ownership and management. It was developed as a PUD with preliminary approval for the entire site in 1973 and final approval for the first phase in 1976. The first phase was subsequently built and opened in 1978. Because approval of the preliminary PUD for the subject portion of the site has technically expired, both Preliminary and Final approval is being requested at this time.

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD requires review and approval of both a Preliminary and Final PUD. Although not dictated by ordinance, review is typically processed as separate applications considered sequentially by the Plan Commission and City Council. In this case, the applicant is refreshing a previously approved Preliminary PUD, meaning that the design concept is already well established. Based on the facts specific to this case, City staff is comfortable with considering both the Preliminary and Final PUD applications concurrently.

The Urbana Plan Commission held a public hearing regarding these applications on February 21 and March 7, 2013. Prior to the February 21 meeting, staff received an email (attached, Exhibit I)

from a nearby resident opposing the applications due to the “visual and aesthetic disruption” to the surrounding area, in particular to Meadowbrook Park. At this meeting, the Plan Commission asked staff if the Urbana Park District had been notified about the application and whether they had submitted any comments. Although no comments had been received by the February 21 meeting, staff received a letter from the Executive Director of the Urbana Park District supporting the applications on March 1, 2013 (attached, Exhibit I). In addition, staff received a letter for the Plan Commission from a representative of the applicant (attached, Exhibit I). At both Plan Commission meetings, representatives for the applicant addressed the Plan Commission and answered questions. Representatives included Carl Webber, attorney for Clark-Lindsey Village, Inc.; Deb Reardanz, President and Chief Executive Officer of Clark-Lindsey Village; Ramu Ramachandran, Associate Principal of Perkins Eastman and project architect; Jerry Walleck, Perkins Eastman; and Tom Berns, Clark-Lindsey Village Board. For more information about the public hearing, please see attached minutes. Following consideration, the Plan Commission voted six ayes to zero nays to forward the preliminary and final development plans to City Council with a recommendation for approval.

Background

Continuing Care Retirement Community Concept

Clark-Lindsey Retirement Village is a not-for-profit housing provider for the elderly which follows the continuing care retirement community (CCRC) model. CCRCs offer a tiered approach to senior housing, also known as “aging in place”. When an individual joins a CCRC, they do not purchase or rent their housing but instead hold membership in a campus of housing options based on the level of care necessary. Residents can choose to live in independent units when less personal care is needed. When assistance with everyday activities becomes necessary, residents can transition into assisted living or nursing care facilities, depending on need, on the same campus. Clark-Lindsey currently has approximately 250 residents in 136 independent living units (apartments), 19 licensed sheltered care (assisted living) beds, and 83 licensed skilled care (nursing) beds. Onsite amenities for the residents include a restaurant-style dining room, recreation areas, an exercise room, a small grocery store, a beauty shop, a library, and a crafts room. Additional Clark-Lindsey Village services to residents include transportation to supermarkets and other destinations, as well as on-site banking services. Residents of the proposed townhouses would have full access to Clark-Lindsey's existing amenities. For more information on Clark-Lindsey Retirement Village, see the attached brochure (Exhibit H) or visit www.clark-lindsey.com.

Previous Approvals

Plan Case No. 914-PUD-73 (1973 Preliminary PUD approval)

This case is a preliminary PUD application. The preliminary development plan was approved by City Council on August 6, 1973 by Resolution No. 7374-R13. The preliminary plan included two phases. Phase I is located on what is now Lot 1 and appears to be what has been built to date, with some minor changes from the original plan. Phase II is located on what is now Lot 2 and consisted of 84 townhouse units. See Exhibit F for a copy of the 1973 preliminary site plan.

Plan Case No. 959-PUD-75 (1976 Final PUD approval, Phase I)

This case consists of an annexation, a rezoning, and a final development plan for Phase I. Ordinance Nos. 7677-57, 7677-58, and 7677-59 were approved on December 6, 1976. The final development plan for Phase I was amended twice. The first amendment reduced the number of required parking spaces to allow for the addition of carports. The second amendment allowed a temporary structure that was used as a model unit to become a permanent structure to house a maintenance office and equipment storage.

Plan Case No. 1252-PUD-87 (1987 Amendment to Final PUD approval, Phase I)

This case is a further amendment to the final development plan for Phase I to expand and renovate the healthcare center. The amendment added 12 sheltered care (assisted living) beds and 4 skilled care (nursing) beds. The remodel included converting double rooms to private rooms and adding a physical therapy room, an arts & crafts room, a laundry room, and a nurses' lounge. It was approved by Ordinance No. 8687-96 on June 15, 1987.

According to a memorandum to the Plan Commission dated May 15, 1987 regarding Plan Case No. 1252-PUD-87, the preliminary plan approval for Phase II had lapsed by this time and further development would require both preliminary and final plan approval. The current application is to develop a portion of the original Phase II plan, with some changes in the layout of the buildings and the street.

Comparison with Previous Approvals

The current proposal is similar to the preliminary development plan approved in 1973 which included 84 townhouse units accessed from an interior private street with a similar configuration to the current site plan. There are two primary differences between the current site plan and the earlier approved preliminary development plan. The first is that the current application states that the total number of units will be no greater than 80 in all three phases of current and future development, a reduction of four units. The second is the arrangement of the townhouse units. The earlier plan had them facing the interior winding private street, whereas the current proposed site plan has access drives for the quadraplexes off of the private street. (See Exhibit E for current proposed site plan and Exhibit F for 1973 preliminary site plan.)

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The subject property has frontage on both Windsor Road and Race Street. Meadowbrook Park is directly south and east of the subject property. To the north across Windsor Road are a church and single-family residences. The Urbana corporate limits run along the west side of Race Street, adjacent to the subject property. The parcel to the west of the subject property, owned by the University of Illinois, is zoned Champaign County AG-2, Agriculture and is used for agricultural purposes by the University of Illinois.

Following is a summary of zoning and land uses for the subject site and surrounding property. In addition, Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-3, Single & Two-Family Residential	Mixed Use Residential Planned Unit Development	Residential – Multi-Family
North	R-2, Single-Family Residential R-3, Single & Two-Family Residential	Church Single-Family Dwellings	Residential – Suburban Pattern
South	CRE, Conservation-Recreation-Education	Public Park	Parks
East	CRE, Conservation-Recreation-Education	Public Park	Parks
West	Champaign County AG-2, Agriculture	Agriculture - University	Institutional - University Natural Resource

Comprehensive Plan

The Comprehensive Plan designations for the subject site and the surrounding properties are consistent with the zoning and land use in this area. The subject site is designated as “Residential – Multi-Family.” The Comprehensive Plan defines “Residential – Multi-Family” as follows:

Multi-Family residential is for areas planned primarily for apartment complexes and other multi-family buildings. Located close to major centers of activity such as business centers, downtown, and campus. May include supporting business services for convenience needs of the residents. Multi-family residential areas should allow for a density buffer when transitioning to a lower-density residential area. These areas should incorporate provisions for transit service and pedestrian access.

Future Land Use Map #14 (Exhibit C) includes a notation for the subject site that identifies the site as Clark-Lindsey Village.

The following Comprehensive Plan Goals and Objectives support the proposed residential mixed use planned unit development:

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

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 18.0 Promote infill development.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Goal 20.0 Encourage the development of new “planned neighborhoods.”

Objectives

- 20.1 Promote a “traditional neighborhood development” style as an alternative to the conventional suburban development pattern.
- 20.2 Encourage new neighborhoods to include a mix of residential types, with convenient access to schools, parks, shopping, work places, services, and transit.
- 20.3 Promote compact and contiguous development of new neighborhoods along the High Cross Road, Windsor Road, and East Airport Road corridors.

Goal 29.0 Develop a focused approach to economic development.

Objectives

- 29.1 Encourage supportive services and amenities that will benefit a strong civic, financial, and professional business base in Urbana.
- 29.2 Strengthen Urbana’s standing as a regional health-care center by supporting appropriately sited development opportunities and encouraging supportive services and amenities to benefit the sector.

Goal 31.0 Retain and expand existing businesses and industries.

Discussion

The proposed PUD consists of construction of 16 townhouses in four one-story quadraplexes. The townhouse exteriors would have a combination of wood and composite siding with exterior masonry chimneys. Elevations are included in the application (Exhibit D).

Concerning access, vehicular access will be accommodated by constructing a private street that would extend off of the existing circular drive off Windsor Road. The original application

included an additional access drive on Windsor Road for the new townhouses. Windsor Road is classified as an arterial road and adopted CUUATS Access Management Guidelines limit access to arterials to cross streets spaced at least one quarter mile apart. A new driveway or street connecting to Windsor Road would be spaced less than the required quarter mile and is therefore not possible. The applicant revised the site plan to remove the additional access drive. The proposed private street will only be built as far as the southern end of the townhouses as part of this phase of construction, although the site plan shows where the street will eventually continue through to Race Street, at the time future development phases are completed. The City Engineer and the Fire Department have reviewed and find acceptable the proposed layout of the proposed private street. The plans include a sidewalk along the east side of the street. An existing residential garage will need to be removed to construct the new street. The new street will be 28 feet wide, which will allow parking on one side. According to the applicant, this will replace the spaces lost by removing the garages. The application states future development phases will include a maximum of 64 additional dwelling units accessed from the extension of the private street.

PUD Ordinance Goals

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan;
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, and greenways and trails not typically promoted by the Zoning Ordinance; and
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

PUD's are to be reviewed for their consistency with the above general goals. The proposed expansion of the Clark-Lindsey Village PUD is consistent with goals 1, 2, 3, 5, 7, and 8. The proposed PUD is a high quality residential mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. In particular, the extensive landscaping on the site will complement the landscaping at the adjacent Meadowbrook Park. The proposed development is also responsive to goals in the Comprehensive Plan as listed above.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as “ a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses”. Planned unit developments can be residential, commercial, mixed use, or industrial. Clark-Lindsey Village is an existing residential mixed use PUD. The current application will allow a further phase in the development of Clark-Lindsey Village. To be considered as a PUD, the proposed development plan must include a gross site area of at least one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 26.89 acres and therefore meets the lot size criterion. The proposed PUD also meets the criteria listed below as defined by the Urbana Zoning Ordinance. Following each criteria is analysis offered by City staff (*provided in italics*).

- a) Mixed Use – Either in the same building or with a “campus” layout, provide for a mixture of single-family, two-family, multi-family, commercial, office and/or recreational uses.

The existing Clark-Lindsey Village PUD offers a mixture of housing types, including independent living apartments and assisted living and nursing care facilities. The proposed expansion will add an additional housing type to those already offered—townhouses. The different housing types are in a “campus” setting, with a range of residential, recreational, and low-intensity retail and personal services provided for the use of all residents. The continuing care retirement community model followed by this not-for-profit facility works on a membership basis rather than fee simple ownership or tenancy. This model dictates that Clark-Lindsey Village be operated as a campus with multiple buildings on single lots and a variety of complimentary uses on one property.

- b) Conservation – Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.

According to the application, “green” building designs and techniques are incorporated into the proposed development. The property borders Meadowbrook Park and is landscaped such that it can be seen as a visual extension of the park for use by its residents. The grounds are impressively landscaped and include professionally designed gardens, focal points, and mature trees signed with botanical identification markers. This phase will preserve the landscaped areas surrounding the existing buildings.

- c) Infill - Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration and road access.

The proposal will allow for development within an urban area that is currently undeveloped. The proposed PUD provides for a development plan that is consistent with the surrounding neighborhood and will provide 16 new housing units for the community.

- d) Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

The existing PUD provides a unique residential development for seniors, allowing them to “age in place”. If the proposal is approved, Clark-Lindsey Village will be able to offer residents independent townhouses and apartments as well as an assisted living facility and a nursing home. All residents have access to shared recreational facilities and landscaped open space. A network of sidewalks will provide additional recreational opportunities.

Permitted Uses

The proposed PUD is considered a residential mixed use PUD consisting of a mixture of residential types. Per the Urbana Zoning Ordinance, all of these residence types are permitted uses in a residential PUD.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. The applicant is not requesting any waivers at this time. The subject site is in the R-3 zoning district. The maximum allowable building height for R-3 is 35 feet. The proposed townhouses have a maximum height of less than 21 feet. The maximum floor area ratio (FAR) allowed is 0.40. The existing FAR is approximately 0.25. With the expansion proposed in this application, the FAR would be approximately 0.29. With the future expansion phases II and III, the FAR would be approximately 0.40. The minimum open space ratio (OSR) allowed is 0.40. The existing OSR is approximately 0.71. With the expansion proposed in this application, the OSR would be approximately 0.68. With the future expansion phases II and III, the OSR would continue to be well above the minimum required. The proposed site plans meets all minimum setback requirements.

Criteria for Approval

According to Section XIII-3 of the Urbana Zoning Ordinance, the City Council shall determine whether reasons outlined in the submitted application and the evidence adduced during the public hearing, justify approval based on the following criteria. (Please see Exhibits D and E for the petitioner’s specific response to each question.)

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

The proposed development would be an expansion of the existing Clark-Lindsey Village, a continuing care retirement community (CCRC). When Clark-Lindsey Village was first conceived in the early 1970s, it was always intended that the community would expand at a later time. The preliminary PUD application was approved with a site plan that included construction of townhouses similar to those proposed in this application. Although the approval has since lapsed, the current application reflects the next phase in Clark-Lindsey Village’s original plan. The proposal is conducive to the public convenience at this location as it will expand the housing

types Clark-Lindsey is able to offer the community and will take advantage of all of the existing amenities.

2. *That the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.*

The proposed development is an expansion of an existing CCRC. The existing buildings were designed and located with additional expansion in mind. The subject property is adjacent to Meadowbrook Park to the east. The proposed townhouses would be located in the northeast portion of the property, adjacent to the park. At their closest point, the townhouses would be a minimum of 20 feet 7 inches from the property line and a minimum of over 40 feet from the multi-use path on the west side of Meadowbrook Park. The proposed development is designed to have a minimal impact on the neighboring park by having one-story buildings with the street to the west of the buildings and separated from the park. In addition, the proposed townhouses would be a minimum of over 180 feet (across Windsor Road) from the closest residence. The proposed development will not be injurious or detrimental to the surrounding area or to the public welfare. The proposed PUD, if approved, will have to meet City regulations regarding lighting, stormwater management, and traffic design and flow.

3. *That the proposed development is consistent with goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and polices.*

The proposed PUD is responsive to the following goals of the 2005 Urbana Comprehensive Plan:

- Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.
- Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.
- Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.
- Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.
- Goal 18.0 Promote infill development.
- Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.
- Goal 20.0 Encourage the development of new “planned neighborhoods.”
- Goal 29.0 Develop a focused approach to economic development.
- Goal 31.0 Retain and expand existing businesses and industries.

4. *That the proposed development is consistent with the purpose and goals of Section XIII-3 of the Urbana Zoning Ordinance.*

The proposed expansion to the Clark-Lindsey Village PUD is consistent with goals 1, 2, 3, 5, 7, and 8 of Section XIII-3 of the Urbana Zoning Ordinance. The proposed PUD is a high quality residential mixed use infill development that will utilize flexible zoning standards to provide a

development that is consistent with the surrounding area. In particular, the extensive landscaping on the site will complement the landscaping at the adjacent Meadowbrook Park.

- 5. That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2 of the Zoning Ordinance.*

The following design features have been incorporated into the Final Development Plan:

Transition Area – the proposed buildings would be located on the eastern portion of the site and adjacent to Meadowbrook Park. The buildings would be one-story in height to maximize compatibility with the adjacent property. The private street would be located to the west of the buildings to locate it in such a way as to have a minimal impact on the adjacent park.

Lighting – the plans specify lighting that will be focused downwards.

Street Lighting – street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – Clark-Lindsey Village has two existing full access points—one on Windsor Road and one of Race Street. Although the application forms discuss a request for an additional access on Windsor Road, this request has been withdrawn and the site plan revised to reflect this change. The new townhouses will be accessed from a new drive that will be built off of the existing circular drive and will eventually extend through to Race Street. For the current proposal, the drive will only extend to the townhouses. The drive will be privately-owned.

Internal Connectivity – a sidewalk has been provided along one side of the new drive. There is an extensive interior sidewalk network already existing on the site. The new sidewalk will further enhance recreational opportunities on the site. According to the applicant, there will be additional east-west sidewalks connecting the new townhouses to the existing buildings.

Landscape Identity – the landscaping at Clark-Lindsey Village is compatible with yet distinct from the neighboring Meadowbrook Park. The plans include additional landscaping which will enhance Clark-Lindsey Village and the surrounding area.

Tree Preservation – the proposal includes preserving existing trees and landscaping where possible.

Street Trees – the plan includes street trees along the new private street.

Open Space Provision – the plan includes new landscaped open spaces.

Passive & Active Recreation – Clark-Lindsey Village currently provides extensive opportunities for both passive and active recreation.

Architectural Design – the proposal includes buildings with good articulation including varying roof heights and pitches, forward and back progressions, and other decorative details. The

window and door openings are in scale and proportionate with each other. Much of the siding will be natural wood, which will be compatible with the neighboring park.

Summary of Staff Findings

1. Clark-Lindsey Village, Inc. has submitted a preliminary and a final development plan for the proposed expansion to the Clark-Lindsey Village PUD for 101 West & 201 East Windsor Road. The proposed development allows for 16 townhouses in 4 quadrangles and a private street to access the townhouses. The private street will be accessed from the existing circular drive off of Windsor Road. During later phases of development, the private street will extend through to Race Street.
2. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets at least three of the four criteria outlined in Section XIII-3.D.
3. The proposed development is consistent with the general goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
4. The application is consistent with the goals, objectives, and future land use in the 2005 Comprehensive Plan.
5. The proposed Final Development Plan does not include any waivers from zoning standards established in the Urbana Zoning Ordinance.
6. The proposed preliminary and final development plans incorporate the following recommended design features: transition area, lighting, access, internal connectivity, landscape identity, tree preservation, street trees, open space, passive & active recreational facilities, and architectural design.
7. The Plan Commission held a public hearing regarding the preliminary and final development plans at their February 21 and March 7, 2013 meetings and voted six ayes and zero nays to forward the preliminary and final development plans for the Clark-Lindsey Village PUD to the City Council with recommendations for approval.

Options

The City Council has the following options regarding the proposed Preliminary Development Plan for the Clark-Lindsey Village PUD in Plan Case No. 2202-PUD-13 (Preliminary PUD):

1. Approve as submitted; or
2. Approve including any additional conditions as are deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Disapprove as submitted.

The City Council has the following options regarding the proposed Final Development Plan for the Clark-Lindsey Village PUD in Plan Case No. 2203-PUD-13 (Final PUD):

1. Approve as submitted; or
2. Approve including any additional conditions as are deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Disapprove as submitted.

Recommendation

Based on the analysis and findings presented herein, the Urbana Plan Commission and staff recommend that City Council **APPROVE** the proposed Preliminary and Final Development Plans for the Clark-Lindsey Village PUD with the following conditions:

1. That construction be in general conformance with the site plan as attached herein as Exhibit A.
2. That approval for the Preliminary and Final Development Plans are for the area and improvements labeled Phase 1A and 1B in the site plan as attached herein as Exhibit A.

Prepared by:

Rebecca Bird, AICP
Planner II

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: PUD Preliminary Plan Application
 Exhibit E: PUD Final Plan Application with site plan & elevations
 Exhibit F: Preliminary PUD Application site plan, approved 1973
 Exhibit G: Phase I Final Development Plan site plan, 1976
 Exhibit H: Clark-Lindsey Village Brochure
 Exhibit I: Communications regarding the applications
 Exhibit J: Minutes from February 21 and March 7, 2013 Plan Commission meetings

cc: Carl Webber
 Ramu Ramachandran
 Debra Reardanz

ORDINANCE NO. 2013-03-023

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(101 West Windsor Road and 201 East Windsor Road / Clark-Lindsey Village -
Plan Case No. 2202-PUD-13)

WHEREAS, Clark-Lindsey Village, Inc. proposes to establish a residential planned unit development (PUD) for property known as 101 West Windsor Road and 201 East Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a preliminary and a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, Clark-Lindsey Village, Inc. is a continuing care retirement community with independent living units, licensed sheltered care units and a licensed skilled care nursing facility on one campus under single ownership and management developed as a PUD with preliminary approval for the entire site in 1973 and final approval for a first phase in 1976 which was subsequently built and opened in 1978; and

WHEREAS, approval of the preliminary PUD for this portion of the site has technically expired; and

WHEREAS, the applicant has submitted a preliminary and a final development plan with no requested waivers for the proposed Clark-Lindsey Village PUD; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on February 21 and March 7, 2013 concerning the proposed preliminary and final development plans and voted 6 ayes and 0 nays to forward the applications to the Urbana City Council with recommendations to approve the preliminary and final development plans for the Clark-Lindsey Village PUD; and

WHEREAS, the approval of the preliminary and final development plans are consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A preliminary development plan for the Clark-Lindsey Village PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 101 West Windsor Road and 201 East Windsor Road with the following conditions:

1. That construction be in general conformance with the site plan as attached herein as Exhibit A.
2. That approval for the Preliminary Development Plans are for the area and improvements labeled Phase 1A and 1B in the site plan as attached herein as Exhibit A.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF CLARK-LINDSEY VILLAGE SUBDIVISION NUMBER ONE, AS PER PLAT DATED JULY 23,2012, AND RECORDED JULY 24,2012, AS DOCUMENT NUMBER 2012R18172, SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

Permanent Index No.: 93-21-29-201-001 and 93-21-29-201-002

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 _____, 2013.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2013.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

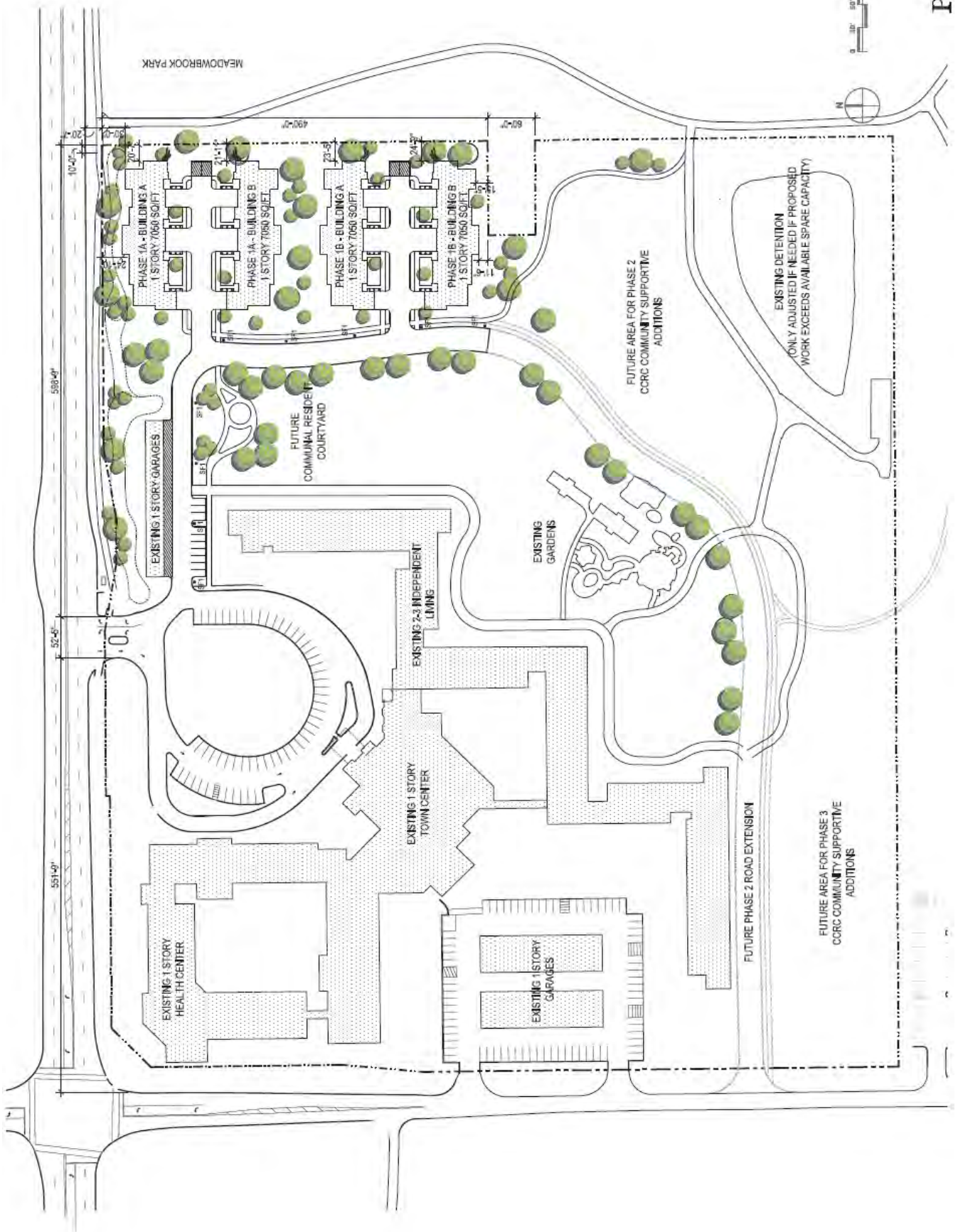
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2013 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (101 West Windsor Road and 201 East Windsor Road / Clark-Lindsey Village - Plan Case No. 2202-PUD-13) 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 _____, 2013 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 _____, 2013

(SEAL)

Phyllis D. Clark, City Clerk

ORDINANCE EXHIBIT A



ORDINANCE NO. 2013-03-024

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(101 West Windsor Road & 201 East Windsor Road / Clark-Lindsey Village -
Plan Case No. 2203-PUD-13)

WHEREAS, Clark-Lindsey Village, Inc. proposes to establish a residential planned unit development (PUD) for property known as 101 West Windsor Road and 201 East Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a preliminary and a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, Clark-Lindsey Village, Inc. is a continuing care retirement community with independent living units, licensed sheltered care units and a licensed skilled care nursing facility on one campus under single ownership and management developed as a PUD with preliminary approval for the entire site in 1973 and final approval for a first phase in 1976 which was subsequently built and opened in 1978; and

WHEREAS, approval of the preliminary PUD for this portion of the site has technically expired; and

WHEREAS, the applicant has submitted a preliminary and a final development plan with no requested waivers for the proposed Clark-Lindsey Village PUD; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on February 21 and March 7, 2013 concerning the proposed preliminary and final development plans and voted 6 ayes and 0 nays to forward the applications to the Urbana City Council with recommendations to approve the preliminary and final development plans for the Clark-Lindsey Village PUD; and

WHEREAS, the approval of the preliminary and final development plans are consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A final development plan for the Clark-Lindsey Village PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 101 West Windsor Road and 201 East Windsor Road with the following conditions:

1. That construction be in general conformance with the site plan as attached herein as Exhibit A.
2. That approval for the Final Development Plans are for the area and improvements labeled Phase 1A and 1B in the site plan as attached herein as Exhibit A.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF CLARK-LINDSEY VILLAGE SUBDIVISION NUMBER ONE, AS PER PLAT DATED JULY 23,2012, AND RECORDED JULY 24,2012, AS DOCUMENT NUMBER 2012R18172, SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

Permanent Index No.: 93-21-29-201-001 and 93-21-29-201-002

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 _____, 2013.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2013.

Laurel Lunt Prussing, 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 _____, 2013 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (101 West Windsor Road & 201 East Windsor Road / Clark-Lindsey Village - Plan Case No. 2203-PUD-13) 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 _____, 2013 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 _____, 2013

(SEAL)

Phyllis D. Clark, City Clerk

ORDINANCE EXHIBIT A

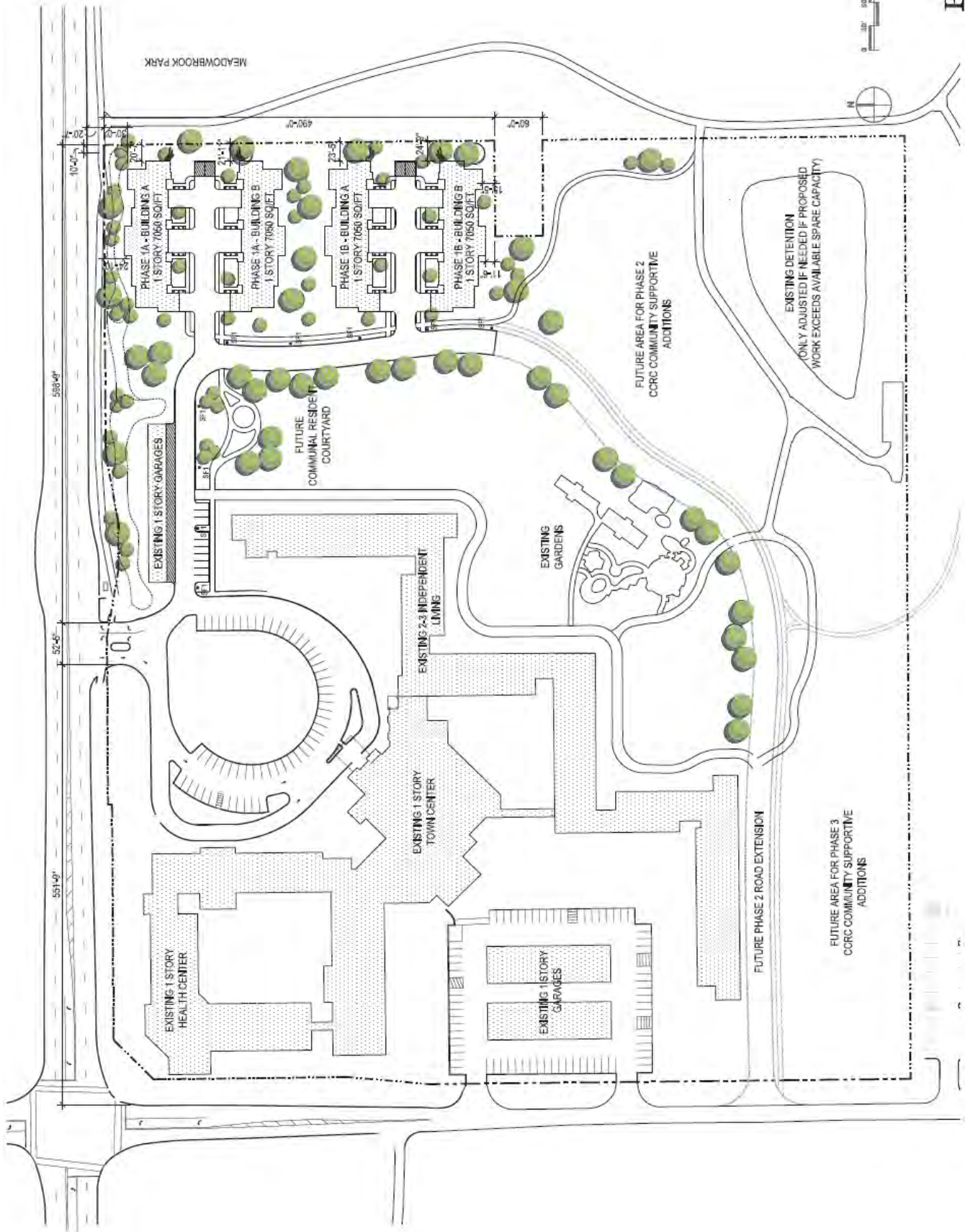


EXHIBIT A: Location & Existing Land Use Map

F



Case: 2202-PUD-13 & 2203-PUD-13
Subject: Preliminary & Final Approval for a Residential Mixed Use PUD
Location: 101 West & 201 East Windsor Rd
Petitioner: Clark-Lindsey Village

 Subject Properties

EXHIBIT B: Existing Zoning Map



F



Case: 2202-PUD-13 & 2203-PUD-13
 Subject: Preliminary & Final Approval for a Residential Mixed Use PUD
 Location: 101 West & 201 East Windsor Rd
 Petitioner: Clark-Lindsey Village

 Subject Properties




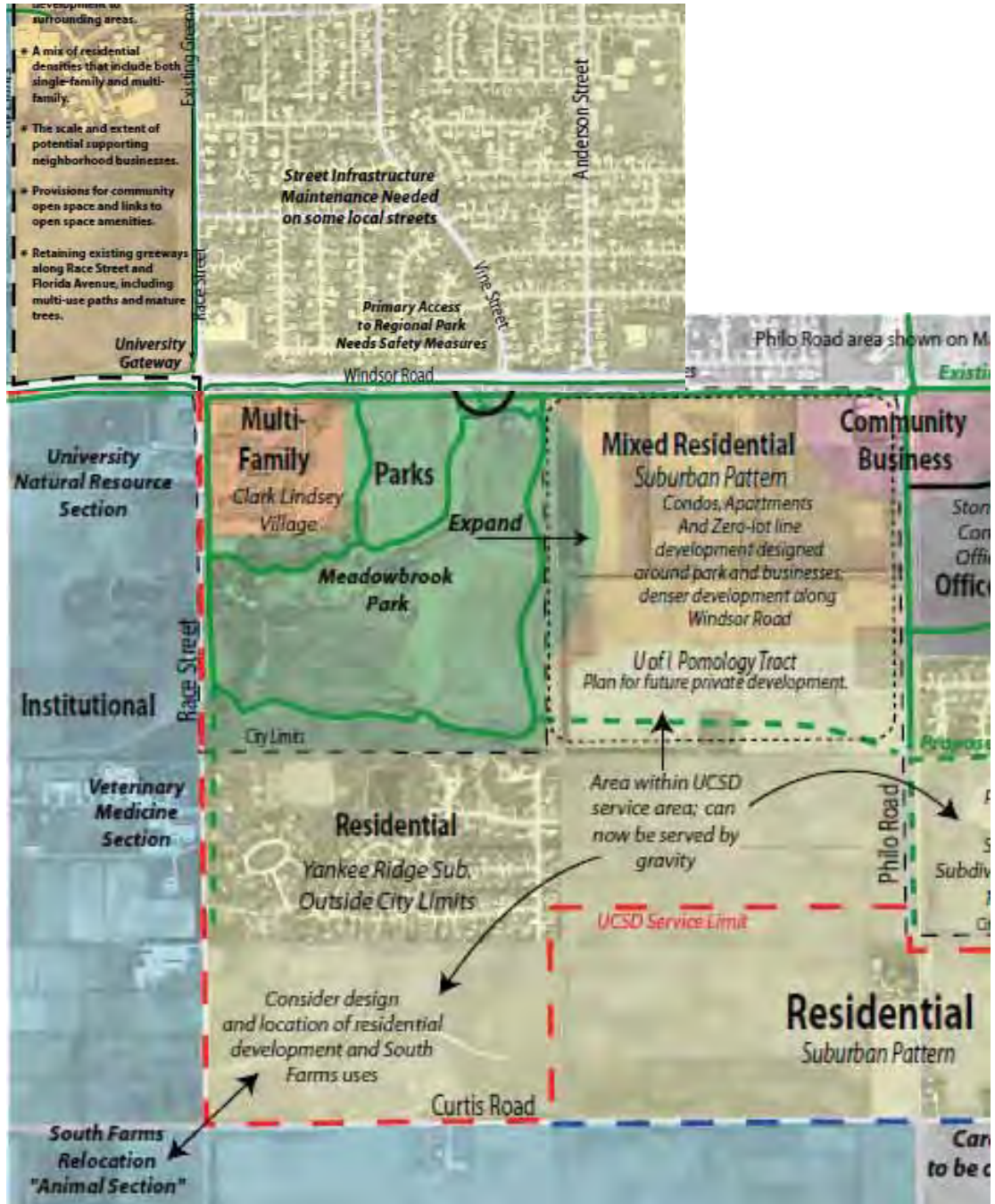
-  CRE
-  R2
-  R3
-  R5

EXHIBIT C: Future Land Use Map

F



Source: 2005 Urbana Comprehensive Plan Future Land Use Map #12 & 14



Case: 2202-PUD-13 & 2203-PUD-13
 Subject: Preliminary & Final Approval for a Residential Mixed Use PUD
 Location: 101 West & 201 East Windsor Rd
 Petitioner: Clark-Lindsey Village

 Subject Properties



**Application for a
Planned Unit Development
Preliminary Development Plan**

**Plan
Commission**

APPLICATION FEE - \$300.00

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

PLEASE DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount: _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **CLARK-LINDSEY VILLAGE, INC.** Phone:

DEBRA REARDANZ 217 344 2144 ; CARL WEBBER 217 367 1126

Address (street/city/state/zip code): **101 W. WINDSOR ROAD**

Email Address: **DREARDANZ@CLARK-LINDSEY.COM**

CWEBBER@WEBBERTHIES.COM

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

2. OWNER INFORMATION

Name of Owner(s): **SAME** Phone: **SAME**

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

Email Address: **SAME**

Is this property owned by a Land Trust? Yes No

If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership.

3. PROPERTY INFORMATION

Name of Planned Unit Development: **CLARK-LINDSEY VILLAGE**

Address/Location of Subject Site: **101 W. WINDSOR ROAD**

PIN # of Location: **93-21-29-200-008 AND 93-21-29-200-008**

Lot Size: **LOT 1 IS 12.43 ACRES / LOT 2 IS 14.46 ACRES**

Current Zoning Designation: **R-3**

Current Land Use (*vacant, residence, grocery, factory, etc*): **CONTINUING CARE RETIREMENT COMMUNITY ("CCRC")**

Proposed Land Use: **SAME**

Present Comprehensive Plan Designation: **MULTI-FAMILY RESIDENTIAL**

How does this request conform to the Comprehensive Plan? **CONFORMS**

Legal Description: **LOTS 1 AND 2 OF CLARK-LINDSEY VILLAGE SUBDIVISION NUMBER ONE, AS PER PLAT DATED JULY 23, 2012, AND RECORDED JULY 24, 2012, AS DOCUMENT NUMBER 2012 R 18172, SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

4. CONSULTANT INFORMATION

Name of Architect(s): PERKINS EASTMAN - RAMU RAMACHANDRAN AND JERRY WALLECK

Phone: 312 873 6262

Address (*street/city/state/zip code*): **351 W. HUBBARD, SUITE 708, CHICAGO IL 60654**

Email Address: **R.RAMACHANDRAN@PERKINSEASTMAN.COM; J.WALLECK@PERKINSEASTMAN.COM**

Name of Engineers(s): ERIKSSON ENGINEERING - STEVE CORCORAN AND MIKE RENNER

Phone: 847 223 4804

Address (*street/city/state/zip code*): **145 COMMERCE DRIVE SUITE A, GRAYSLAKE, IL 60030**

Email Address: **SCORCORAN@EEA-LTD.COM; MRENNER@EEA-LTD.COM**

Name of Surveyor(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY AND TOM BERNS Phone: 217 384 1144

Address (*street/city/state/zip code*): **405 EAST MAIN STREET, POST OFFICE BOX 755, URBANA, ILLINOIS 61803**

Email Address: **TBERNS@BERNSCLANCY.COM; ECLANCY@BERNSCLANCY.COM**

Name of Professional Site Planner(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY

Phone: 217 384 1144

Address (street/city/state/zip code): **405 EAST MAIN STREET, POST OFFICE BOX 755,
URBANA, ILLINOIS-61803**

Email Address: **ECLANCY@BERNSCLANCY.COM**

Name of Attorney(s): **CARL M. WEBBER, WEBBER & THIES** Phone: **217 367 1126**

Address (street/city/state/zip code): **202 LINCOLN SQUARE, URBANA, IL**

Email Address: **CWEBBER@WEBBERTHIES.COM**

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?

Yes No Date of Preliminary Conference:

Type of PUD proposed: *(See Section XIII-3.A for descriptions of the following.)*

Residential Commercial Mixed Use Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use.* Either in the same building or with a "campus" approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation.* Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or "green" building and site design.
- c) *Infill.* Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development.* Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)

THE PLANNED UNIT DEVELOPMENT WAS APPROVED ON
UNDER THE FORMER PLANNED UNIT DEVELOPMENT ORDINANCE AND
WOULD MOST LIKELY BE DESCRIBED UNDER THE NEW ORDINANCE AS A
"MIXED USE RESIDENTIAL PLANNED UNIT DEVELOPMENT."
AS A CCRC, IT PROVIDES ADDITIONAL LIVING ALTERNATIVES FOR
CITIZENS OF URBANA AND EAST CENTRAL ILLINOIS. IT IS A CAMPUS OF (1)

LIVING UNITS OFTEN DESCRIBED AS "INDEPENDENT LIVING" UNITS, (II) LICENSED SHELTERED CARE UNITS AND (III) LICENSED SKILLED CARE NURSING FACILITY. THE PUD INCLUDES RECREATION AREAS, CRAFT AREAS, AN EXERCIZE FACILITY, A SMALL GROCERY STORE, A DINING ROOM, A BEAUTY SHOP AND MANY OTHER USES THAT ARE ACCESSORY TO THE PRIMARY USE AS A CCRC.

THE CURRENT FULLY APPROVED PUD INCLUDES PLANNED BUILDINGS THAT ARE ALMOST EXACTLY LIKE THE BUILDINGS REQUESTED HERE.

PLEASE NOTE: THE NURSING PORTION OF THE FACILITY WAS RECENTLY RATED AS THE BEST NURSING FACILITY IN THE STATE OF ILLINOIS BY A NATIONAL NEWSMAGAZINE.

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

- a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- b) To promote infill development in a manner consistent with the surrounding area;
- c) To promote flexibility in subdivision and development design where necessary;
- d) To provide public amenities not typically promoted by the Zoning Ordinance;
- e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
- f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
- g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
- h) To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;

- i) To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

(Attach additional sheets if necessary) CLARK-LINDSEY CONTINUES TO BE A FACILITY THAT IS CONSISTENT WITH THE PUD CONCEPT, FOR EXAMPLE:

A. CLARK-LINDSEY IS AN EXTREMELY HIGH QUALITY CCRC, ALLOWING SEVERAL TYPES OF RESIDENTIAL LIVING WITHIN THE SAME STRUCTURE. THE CURRENT REQUEST IS TO CONSTRUCT 16 "STAND ALONE" UNITS IN THE FORM OF 4 QUADRAPLEX BUILDINGS. THIS ADDITION TO THE CCRC WILL EXPAND THE LONG-TERM VIABILITY OF CLARK-LINDSEY AND WILL CONFORM TO THE LONG RANGE PLANNING BEING DONE BY MANY SUCH FACILITIES THROUGHOUT THE COUNTRY.

B. CLARK-LINDSEY IS ALREADY ACCEPTED AS A WELCOME PART OF THE NEIGHBORHOOD. THE ADDITIONAL UNITS WILL BE A PART OF A LOW DENSITY ADDITION WITH LARGE AREAS OF OPEN SPACE AND LANDSCAPING. THIS ADDITION IS EXPECTED TO ATTRACT SOMEWHAT YOUNGER RESIDENTS, THEREBY BROADENING THE DEMOGRAPHICS OF THE CCRC RESIDENTS.

C. WHILE ALL OF THE USES CAN BE DESCRIBED AS "ACCESSORY USES" TO THE CCRC, THE USE OF A PUD HAS BEEN CONVENIENT SINCE THE CCRC IS, BY DEFINITION, A COMBINATION OF USES.

D. THE AMENITY PROMOTED TO THE PUBLIC BY THE CCRC IS, AS MENTIONED, THE ADVANTAGE OF HAVING VARIOUS USES IN THE SAME SENIOR HOUSING STRUCTURE. THE ADDED 16 UNITS WILL FURTHER BROADEN THE OFFERING OF THE CCRC TO AREA RESIDENTS.

E. THE CONTINUING SUCCESS OF A CCRC AT THIS LOCATION CONFORMS TO THE GOALS OF THE COMPREHENSIVE PLAN. THE 16 UNITS PROVIDE THE FIRST USE OF THE 14.46 ACRE LOT 2. THIS ADDITION WILL ALSO

ASSIST IN PRESERVING FARMLAND, AS THERE IS ADEQUATE PROPERTY ON SITE TO ALLOW THIS DEVELOPMENT.

F. CLARK-LINSEY IS REQUESTING VEHICULAR ACCESS AS SHOWN ON THE DRAWINGS AND AS REFERENCED IN THE TRAFFIC STUDY, BOTH OF WHICH ARE ATTACHED HERETO. THIS REQUEST IS BASED UPON THE UNDERSTANDING THAT FUTURE DEVELOPMENT IN THE REMAINING OPEN SPACE IN LOT 2 WOULD BE LIMITED TO NO MORE THAN 64 ADDITIONAL UNITS. BASED UPON THIS ASSUMPTION, THE REQUEST FOR AN ADDITIONAL ACCESS POINT ON WINDSOR IS SUPPORTED BY THE FOLLOWING:

A. CLV IS WILLING TO COMMIT TO A MAXIMUM NUMBER OF 80 SENIOR HOUSING UNITS TO BE DEVELOPED ON THE QUARTER-CIRCLE DRIVE FROM WINDSOR TO RACE. THIS SHOULD INSURE THAT THE NEW CURB-CUTS WILL NOT BE BUSY.

B. CLV IS WILLING TO COMMIT TO CONSTRUCTING THE PAVEMENT ON THE CIRCLE DRIVE TO THE STANDARDS OF A CITY STREET. CLV HAS NOT YET DECIDED WHETHER THE DRIVE SHOULD BE DEDICATED.

C. THE ENGINEERING STUDY HAS PROVIDED DATA THAT ALLOWS ERIKSSON ENGINEERING TO EASILY SUGGEST THAT THE MINIMAL TRAFFIC FROM 80 SENIOR UNITS WOULD NOT REQUIRE ANY ADDITIONAL WIDTH TO EITHER STREET, WOULD NOT IMPLY THE NEED FOR ONLY A RIGHT TURN ONTO WINDSOR AND WOULD NOT ADVERSELY AFFECT THE SAFETY OF THE AREA.

D. FULL ACCESS TO WINDSOR HAS BEEN APPROVED BY WAY OF THE EARLIER FULL APPROVAL OF THE INITIAL PUD – CLV NOW HAS TWO FULL-ACCESS POINTS.

E. THE DISTANCE FROM THE INTERSECTION OF THE PROPOSED CURB-CUT IS REASONABLE, GIVEN THE LOCATION OF THE PARK, AND THE INTEREST IN NOT HAVING A DRIVE WHICH GOES THROUGH, OR DIRECTLY ADJACENT TO, THE PARK.

F. THE TRAFFIC STUDY SHOWED THAT ONLY 20% OF THE TRAFFIC FROM CLV IS TO/FROM THE EAST, LEAVING 80% GOING WEST TO GET NORTH, SOUTH OR WEST. A LIMITATION ALLOWING ONLY RIGHT TURNS WOULD MAKE THE NEW CURB-CUT INEFFECTIVE.

G. THE MINIMAL ADDITION OF TRAFFIC ON RACE STREET (FROM THE EXTENSION OF THE DRIVE WITH PHASE II) WILL ACTUALLY IMPROVE THE SAFETY OF THE AREA.

H. THE ADDITION OF THE CURB-CUT ON RACE MAY REDUCE CURRENT DIRECT USE OF WINDSOR, AS WELL, AND THEREBY ALLOW RESIDENTS THE ADVANTAGE OF A RIGHT TURN TO A (FUTURE) LIGHT AT THE CORNER.

I. CLV ALREADY HAS A SECOND UNRESTRICTED ACCESS POINT AT ITS EASTERN BORDER.

J. WITHOUT TWO FULL ACCESS POINTS TO WINDSOR, THE INTERIOR ROADWAYS WILL BE VERY COMPLICATED – NOT CONDUCTIVE TO SENIOR DRIVERS – AND EXPENSIVE.

K. A SECOND ACCESS WILL REDUCE “STACKING” AND LOWER THE CHANCES OF SOMEONE NOT BEING WILLING TO WAIT FOR THE PROPER OPPORTUNITY TO TURN ONTO WINDSOR.

L. THE PLAN, AS A WHOLE, REFLECTS THE INTENTION AND GOALS OF CUUATS, EVEN THOUGH THE ACTUAL MEASUREMENT TO THE CURRENT ACCESS IS LESS THAN ¼ MILE.

G. CLARK-LINSDEY SUGGESTS THAT THE DESIGNS SHOWN ON THE ELEVATION DRAWINGS WILL FIT NICELY WITH BOTH THE CURRENT BUILDING AND THE SURROUNDING NEIGHBORHOOD.

H. THE AMOUNT OF GREEN SPACE AND LANDSCAPING THAT IS INCLUDED IN THIS 16 UNIT DEVELOPMENT IS EXTENSIVE.

I. THE PLAN WILL COORDINATE WELL WITH BOTH THE CURRENT PUD AND WITH THE ADJOINING PROPERTIES.

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval is requested now, at the preliminary development plan approval stage, or will be requested at the final development plan approval stage. (Attach additional sheets if necessary)

A. **NO WAIVERS ARE EXPECTED OR REQUESTED AT THIS TIME.**

B.

C.

D.

Does the proposed development plan involve a zoning map amendment? Yes No
 If yes, please describe:

LOTS 1 AND 2 ARE ALREADY WITHIN THE PUD.

Does the proposed development plan involve a subdivision plat? Yes No

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.

PROPER LAYOUT IN ACCORDANCE WITH DESIGN FEATURES RECOMMENDED; GOOD TRANSITION FROM MAIN BUILDING TO PARK; RESIDENTIAL APPEARANCE; LIGHTING DESIGNED FOR SAFETY AND APPEARANCE; WALKS DESIGNED TO ASSIST SENIOR RESIDENTS AND ELECTRIC CARTS; ANTICIPATE PRIVATE DRIVE WHERE PAVEMENT IS BUILT TO CITY STANDARDS FOR STREET; TRANSIT SHELTER IS ADJACENT TO FACILITY; NETWORK OF SIDEWALKS ALREADY EXISTS AND WILL BE INCREASED; REASONABLE SPACING OF ACCESSES TO STREETS; INTERNAL STREET SYSTEM WELL DESIGNED AND WILL EVENTUALLY REDUCE NUMBER OF CARS ACCESSING WINDSOR; STORM WATER RUNOFF TILES INSTALLED; EXTENSIVE LANDSCAPING; DOES NOT INTRUDE ON PARK (DRIVES ARE NOT PLANNED TO BE ON THE EDGE OF THE PARK); CONNECTIONS TO MEADOWBROOK PARK WALKWAYS; ADJOINS SCULPTURE GARDENS; SENIOR RECREATION IS AVAILABLE WITHIN CURRENT PUD; EXTERIOR OF 16 UNITS DESIGNED TO BE APPEALING; NO WALLS OR FENCES; PRINCIPAL ENTRANCES ARE DEFINED; GARAGES DESIGNED TO BE CONVENIENT TO SENIORS; ENERGY CONSERVATION HAS BEEN CONSIDERED AND USED IN THE DESIGN; GOOD AESTHETIC VIEWS; CONVENIENT ZERO STEP DOORWAYS AND WIDE DOORS; MODEST SIGNAGE, IF ANY;

5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
- A conceptual site plan with the following information:
 - Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - Proposed land uses, building locations, and any conservation areas.
 - Existing and proposed streets, sidewalks, and multi-use paths.
 - Buffers between different land uses.
- Any other information deemed necessary by Secretary of the Plan Commission.

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

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

CERTIFICATION BY THE APPLICANT

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

Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services



**Application for a
Planned Unit Development
Final Development Plan**

**Plan
Commission**

APPLICATION FEE - \$200.00

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News Gazette.

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed _____ Plan Case No. _____

Fee Paid - Check No. _____ Amount: _____ Date _____

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **CLARK-LINDSEY VILLAGE, INC.**

DEBRA REARDANZ 217 344 2144 ; CARL WEBBER 217 367 1126

Phone: _____

Address (street/city/state/zip code): **101 W. WINDSOR ROAD**

Email Address: **DREARDANZ@CLARK-LINDSEY.COM**

CWEBBER@WEBBERTHIES.COM

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

2. OWNER INFORMATION

Name of Owner(s): **SAME**

Phone: **SAME**

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

Email Address: **SAME**

Is this property owned by a Land Trust? Yes No

If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership

3. PROPERTY INFORMATION

Name of Planned Unit Development: **CLARK-LINDSEY VILLAGE**

Address/Location of Subject Site: **101 W. WINDSOR ROAD**

PIN # of Location: **93-21-29-200-008 AND 93-21-29-200-008**

Lot Size: **LOT 1 IS 12.43 ACRES / LOT 2 IS 14.46 ACRES**

Current Zoning Designation: **R-3**

Current Land Use (*vacant, residence, grocery, factory, etc*): **CONTINUING CARE RETIREMENT COMMUNITY ("CCRC")**

Proposed Land Use: **SAME**

Legal Description: **LOTS 1 AND 2 OF CLARK-LINDSEY VILLAGE SUBDIVISION NUMBER ONE, AS PER PLAT DATED JULY 23, 2012, AND RECORDED JULY 24, 2012, AS DOCUMENT NUMBER 2012 R 18172, SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

4. CONSULTANT INFORMATION

Name of Architect(s): PERKINS EASTMAN - RAMU RAMACHANDRAN AND JERRY WALLECK

Phone: 312 873 6262

Address (*street/city/state/zip code*): **351 W. HUBBARD, SUITE 708, CHICAGO IL 60654**

Email Address: **R.RAMACHANDRAN@PERKINSEASTMAN.COM ; J.WALLECK@ PERKINSEASTMAN.COM**

Name of Engineers(s): ERIKSSON ENGINEERING - STEVE CORCORAN AND MIKE RENNER

Phone: 847 223 4804

Address (*street/city/state/zip code*): **145 COMMERCE DRIVE SUITE A, GRAYS LAKE, IL 60030**

Email Address: **SCORCORAN@EEA-LTD.COM ; MERENNER@EEA-LTD.COM**

Name of Surveyor(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY AND TOM BERNS Phone: 217 384 1144

Address (*street/city/state/zip code*): **405 EAST MAIN STREET, POST OFFICE BOX 755, URBANA, ILLINOIS 61803**

Email Address: **TBERNS@BERNSCLANCY.COM ; ECLANCY@BERNSCLANCY.COM**

Name of Professional Site Planner(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY Phone: 217 384 1144

Address (*street/city/state/zip code*): **405 EAST MAIN STREET, POST OFFICE BOX 755, URBANA, ILLINOIS 61803**

Email Address: **ECLANCY@BERNSCLANCY.COM**

Name of Attorney(s): CARL M. WEBBER, WEBBER & THIES Phone: 217 367 1126

Address (*street/city/state/zip code*): **202 LINCON SQUARE, URBANA, IL**

Email Address: **CWEBBER@WEBBERTHIES.COM**

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has a preliminary development plan for the proposed PUD been approved within the last twelve months? Yes No

Date City Council Approval:

Ordinance No.:

Does the Final Development Plan substantially conform to the approved Preliminary Development Plan? In what ways does it differ? *(Attach additional sheets if necessary)*

YES

Does the proposed development plan involve a zoning map amendment? Yes No

If yes, please describe: _____

Does the proposed development plan involve a subdivision plat? Yes No

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval was secured at the preliminary development plan approval stage or approval is requested now at the final development plan approval stage. *(Attach additional sheets if necessary)*

A. **NONE KNOWN**

B. _____

C. _____

D. _____

6. CRITERIA FOR APPROVAL

Explain how the proposed development is conducive to the public convenience at the proposed location.

AS A CCRC, IT PROVIDES ADDITIONAL LIVING ALTERNATIVES FOR CITIZENS OF URBANA AND EAST CENTRAL ILLINOIS. IT IS A CAMPUS OF (I) LIVING UNITS OFTEN DESCRIBED AS "INDEPENDENT LIVING" UNITS, (II) LICENSED SHELTER CARE UNITS AND (III) SKILLED NURSING FACILITY. THE PUD INCLUDES RECREATION AREAS, CRAFT AREAS, AN EXERCISE FACILITY, A SMALL GROCERY STORE, A BEAUTY SHOP AND MANY OTHER USES THAT ARE ACCESSORY TO THE PRIMARY USE AS A CCRC. THE CURRENT FULLY APPROVED PUD INCLUDES PLANNED BUILDINGS THAT ARE ALMOST EXACTLY LIKE THE BUILDINGS REQUESTED HERE. PLEASE NOTE: THE NURSING PORTION OF THE FACILITY WAS RECENTLY RATED AS THE BEST NURSING FACILITY IN THE STATE OF ILLINOIS BY A NATIONAL NEWSMAGAZINE.

Explain how the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.

THE DEVELOPMENT IS ALREADY LOCATED ON THE OVERALL SITE. THIS IS MERELY A REQUEST FOR AN ADDITIONAL 16 UNITS WHICH CONFORM ALMOST EXACTLY TO THE PLAN WHICH WAS DRAFTED AND ACCEPTED BY THE CITY.

CLARK-LINDSEY IS OPERATED AS A NOT FOR PROFIT CORPORATION. ALL MEMBERS OF THE BOARD OF DIRECTORS HAVE CLOSE TIES TO THE URBANA AND CHAMPAIGN AREAS AND VOLUNTEER SIGNIFICANT AMOUNTS OF THEIR TIME AS MEMBERS OF THE BOARD. ALL MEMBERS OF THE EXECUTIVE MANAGEMENT ARE EXTREMELY QUALIFIED, DEDICATED AND EFFECTIVE.

THE RESIDENTIAL OPPORTUNITIES AND THE CARE PROVIDED BY THIS CCRC ARE AN ENORMOUS BENEFIT TO THE CITY AND THE AREA. AN EXPANSION OF THIS USE WILL BE BENEFICIAL TO THE NEW RESIDENTS, THE CURRENT RESIDENTS, THE COMMUNITY AND THE CITY.

Explain how the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.

CLARK-LINDSEY IS AN EXTREMELY HIGH QUALITY CCRC, ALLOWING SEVERAL TYPES OF RESIDENTIAL LIVING WITHIN THE SAME STRUCTURE. THE CURRENT REQUEST IS TO CONSTRUCT 16 "STAND ALONE" UNITS IN THE FORM OF 4 QUADRAPLEX BUILDINGS. THIS ADDITION TO THE CCRC WILL EXPAND THE LONG-TERM VIABILITY OF CLARK-LINDSEY AND WILL CONFORM TO THE LONG RANGE PLANNING BEING DONE BY MANY SUCH FACILITIES THROUGHOUT THE COUNTRY.

CLARK-LINDSEY IS ALREADY ACCEPTED AS A WELCOME PART OF THE NEIGHBORHOOD. THE ADDITIONAL UNITS WILL BE A PART OF A LOW DENSITY ADDITION WITH LARGE AREAS OF OPEN SPACE AND LANDSCAPING. THIS ADDITION IS EXPECTED TO ATTRACT SOMEWHAT YOUNGER RESIDENTS, THEREBY BROADENING THE DEMOGRAPHICS OF THE CCRC RESIDENTS.

Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.

THE PROPOSED ADDITION TO THE PUD IS VERY SIMILAR TO THE ALREADY APPROVED DESIGN. IT INCORPORATES BENEFITS TO THE IMMEDIATE AREA, THE CCRC AND THE CITY AS A WHOLE. TWO PRIMARY GOALS OF THE PUD SECTION ARE TO ALLOW BENEFICIAL DEVELOPMENTS OF MORE THAN ONE STRUCTURE PER LOT AND MORE THAN ONE USE PER STRUCTURE. WHILE THE VARIOUS USES AT CLARK-LINDSEY ARE, NO DOUBT, ACCESSORY USES, THE PUD CONCEPT ASSURES THAT THERE IS MORE CITY OVERSIGHT OF THE DEVELOPMENT.

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are incorporated into the proposed PUD and explain how the proposed development is responsive to the relevant recommended design

features. *(See Attached) (Attach additional sheets if necessary)*

A. BUILDING LAYOUT - DESIGN FEATURES REFLECT THE INTENT OF THE PUD ORDINANCE AND ARE INCORPORATED IN THE PERKINS-EASTMAN PLANS

B. TRANSITION AREA - THE DESIGN IS A GOOD TRANSITION FROM THE LARGE CCRC STRUCTURE THAT HOUSES THE ENTIRE CCRC AT THIS TIME, TO THE PARK AREAS TO THE EAST. CLARK-LINDSEY'S MASTER PLAN INCORPORATES AN INTENT OF NO MORE THAN 80 UNITS OVER THE 14 ACRES IN LOT 2. THIS CAN BE USED TO ADDRESS THE QUESTIONS OF TRANSITION AS WELL AS THE ISSUES OF ACCESS.

C. LIGHTING - LIGHTING WILL BE FOCUSED DOWNWARDS AND WILL BE A REASONABLE COMPROMISE BETWEEN THE DESIRE TO CONSERVE ELECTRICITY AND THE NEED TO HAVE SUFFICIENT LIGHTING FOR RESIDENT SENIORS.

D. CROSSWALKS - CROSSWALKS WILL BE EASILY DEFINED AND THE SAFETY OF ELECTRIC CARTS WILL BE CAREFULLY MONITORED. SOME OF THE UNITS WILL HAVE SEPARATE GARAGE DOORS FOR ELECTRIC CARTS.

E. CONNECTIVITY - CLARK-LINDSEY IS ADJACENT TO THE BICYCLE PATH CORRIDOR AND TO THE PATHS IN MEADOWBROOK PARK. THE DESIGN OF THE WALKWAYS MAKE IT CONVENIENT TO ACCESS THE PARK WALKWAYS.

F. VEHICULAR ACCESS - CLARK-LINDSEY IS REQUESTING VEHICULAR ACCESS AS SHOWN ON THE DRAWINGS AND AS REFERENCED IN THE TRAFFIC STUDY, BOTH OF WHICH ARE ATTACHED HERETO. THIS REQUEST IS BASED UPON THE UNDERSTANDING THAT FUTURE DEVELOPMENT IN

THE REMAINING OPEN SPACE IN LOT 2 WOULD BE LIMITED TO NO MORE THAN 64 ADDITIONAL UNITS AFTER THESE 16 UNITS ARE COMPLETE. BASED UPON THIS ASSUMPTION, THE REQUEST FOR AN ADDITIONAL ACCESS POINT ON WINDSOR IS SUPPORTED BY THE FOLLOWING:

A. CLV IS WILLING TO COMMIT TO A MAXIMUM NUMBER OF 80 SENIOR HOUSING UNITS TO BE DEVELOPED ON THE QUARTER-CIRCLE DRIVE FROM WINDSOR TO RACE. THIS SHOULD INSURE THAT THE NEW CURB-CUTS WILL NOT BE BUSY.

B. CLV IS WILLING TO COMMIT TO CONSTRUCTING THE PAVEMENT ON THE CIRCLE DRIVE TO THE STANDARDS OF A CITY STREET. CLV HAS NOT YET DECIDED WHETHER THE DRIVE SHOULD BE DEDICATED.

C. THE ENGINEERING STUDY HAS PROVIDED DATA THAT ALLOWS ERIKSSON ENGINEERING TO EASILY SUGGEST THAT THE MINIMAL TRAFFIC FROM 80 SENIOR UNITS WOULD NOT REQUIRE ANY ADDITIONAL WIDTH TO EITHER STREET, WOULD NOT IMPLY THE NEED FOR ONLY A RIGHT TURN ONTO WINDSOR AND WOULD NOT ADVERSELY AFFECT THE SAFETY OF THE AREA.

D. FULL ACCESS TO WINDSOR HAS BEEN APPROVED BY WAY OF THE EARLIER FULL APPROVAL OF THE INITIAL PUD – CLV NOW HAS TWO FULL-ACCESS POINTS.

E. THE DISTANCE FROM THE INTERSECTION OF THE PROPOSED CURB-CUT IS REASONABLE, GIVEN THE LOCATION OF THE PARK, AND THE INTEREST IN NOT HAVING A DRIVE WHICH GOES THROUGH, OR DIRECTLY ADJACENT TO, THE PARK.

F. THE TRAFFIC STUDY SHOWED THAT ONLY 20% OF THE TRAFFIC FROM CLV IS TO/FROM THE EAST, LEAVING 80% GOING WEST TO GET NORTH, SOUTH OR WEST. A LIMITATION ALLOWING ONLY RIGHT TURNS WOULD MAKE THE NEW CURB-CUT INEFFECTIVE.

G. THE MINIMAL ADDITION OF TRAFFIC ON RACE STREET (FROM THE EXTENSION OF THE DRIVE WITH PHASE II) WILL ACTUALLY IMPROVE THE SAFETY OF THE AREA.

H. THE ADDITION OF THE CURB-CUT ON RACE MAY REDUCE CURRENT DIRECT USE OF WINDSOR, AS WELL, AND THEREBY ALLOW RESIDENTS THE

ADVANTAGE OF A RIGHT TURN TO A (FUTURE) LIGHT AT THE CORNER.

I. CLV ALREADY HAS A SECOND UNRESTRICTED ACCESS POINT AT ITS EASTERN BORDER.

J. WITHOUT TWO FULL ACCESS POINTS TO WINDSOR, THE INTERIOR ROADWAYS WILL BE VERY COMPLICATED – NOT CONDUCTIVE TO SENIOR DRIVERS – AND EXPENSIVE.

K. A SECOND ACCESS WILL REDUCE “STACKING” AND LOWER THE CHANCES OF SOMEONE NOT BEING WILLING TO WAIT FOR THE PROPER OPPORTUNITY TO TURN ONTO WINDSOR.

L. THE PLAN, AS A WHOLE, REFLECTS THE INTENTION AND GOALS OF CUUATS, EVEN THOUGH THE ACTUAL MEASUREMENT TO THE CURRENT ACCESS IS LESS THAN ¼ MILE

G. PARKING - THE PLAN SHOWS ADEQUATE PARKING TO SUPPORT EACH UNIT, INCLUDING RESIDENTS (GARAGES) AND GUESTS (OFF STREET PARKING) THAT IS APPROPRIATELY LANDSCAPED. THERE IS A CONCERN THAT PARKING SHOULD BE NEAR THE FRONT OF THE UNITS FOR SENIOR ACCESS, RATHER THAN THE REAR, AS MENTIONED IN THE ORDINANCE. DRAINAGE FROM THE ROOFS AND PARKING AREAS IS BEING DIRECTED TO THE BASIN BY UNDERGROUND TILE.

H. LANDSCAPING. LANDSCAPING IS SHOWN ON A CONCEPT BASIS. IT WILL BE FINALIZED BY LANDSCAPE ENGINEERS TO BEST SERVE THE SITE. SIGNIFICANT TREES AND BUSHES WILL BE USED.

I. OPEN SPACE - CURRENTLY, OPEN SPACE PLANS INCLUDE RETAINING THE OPEN SPACES OF THE REMAINING PORTIONS OF LOT 2 AND INCORPORATING SUFFICIENT OPEN SPACE IN THE AREA OF THE NEW UNITS. THE SET BACK FROM THE PARK IS SHOWN AS MORE THAT WOULD BE REQUIRED BY THE APPLICABLE ORDINANCES. BASIN IS PLANNED TO "DETAIN" THE WATER, ALTHOUGH WITH LATER DEVELOPMENT, THERE MAY BE A CHANGE SO AS TO "RETAIN" THE WATER IN AN ATTRACTIVE POOL.

M. RECREATION - ACTIVE RECREATION IS AVAILABLE ALREADY IN THE PUD AND IN THE ADJOINING PARK.

N. ARCHITECTURAL DESIGN. THE DESIGN CONFORMS WITH MANY OF THE RECOMMENDATIONS, SUCH AS: COMMON PATTERNS OF DESIGN THROUGHOUT, COMPLEX ROOFING SYSTEMS, ATTRACTIVE WINDOWS, MIXED SIDING CHOICES, COVERED ENTRANCES, GARAGES, 2"X6" STUDS, ADDED INSULATION, ICE AND WATER SHIELDS IN THE ROOF, WATER PROTECTION IN THE WALLS, ETC.

7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

A final development plan must be submitted with this application and shall minimally contain the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.
- A specific site plan with the following information:
 - The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.
 - The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.
 - A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).
 - The location of any proposed open space.
 - A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.
 - A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.
 - The location of street and pedestrian lighting, including lamp intensity and height.
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.
- Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.

- A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.
- A development schedule indicating:
 - The approximate date when construction of the project will begin.
 - The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.
 - The approximate dates when the development of each of the stages will be completed.
- Any other information deemed necessary by the Secretary of the Plan Commission.

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

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

CERTIFICATION BY THE APPLICANT

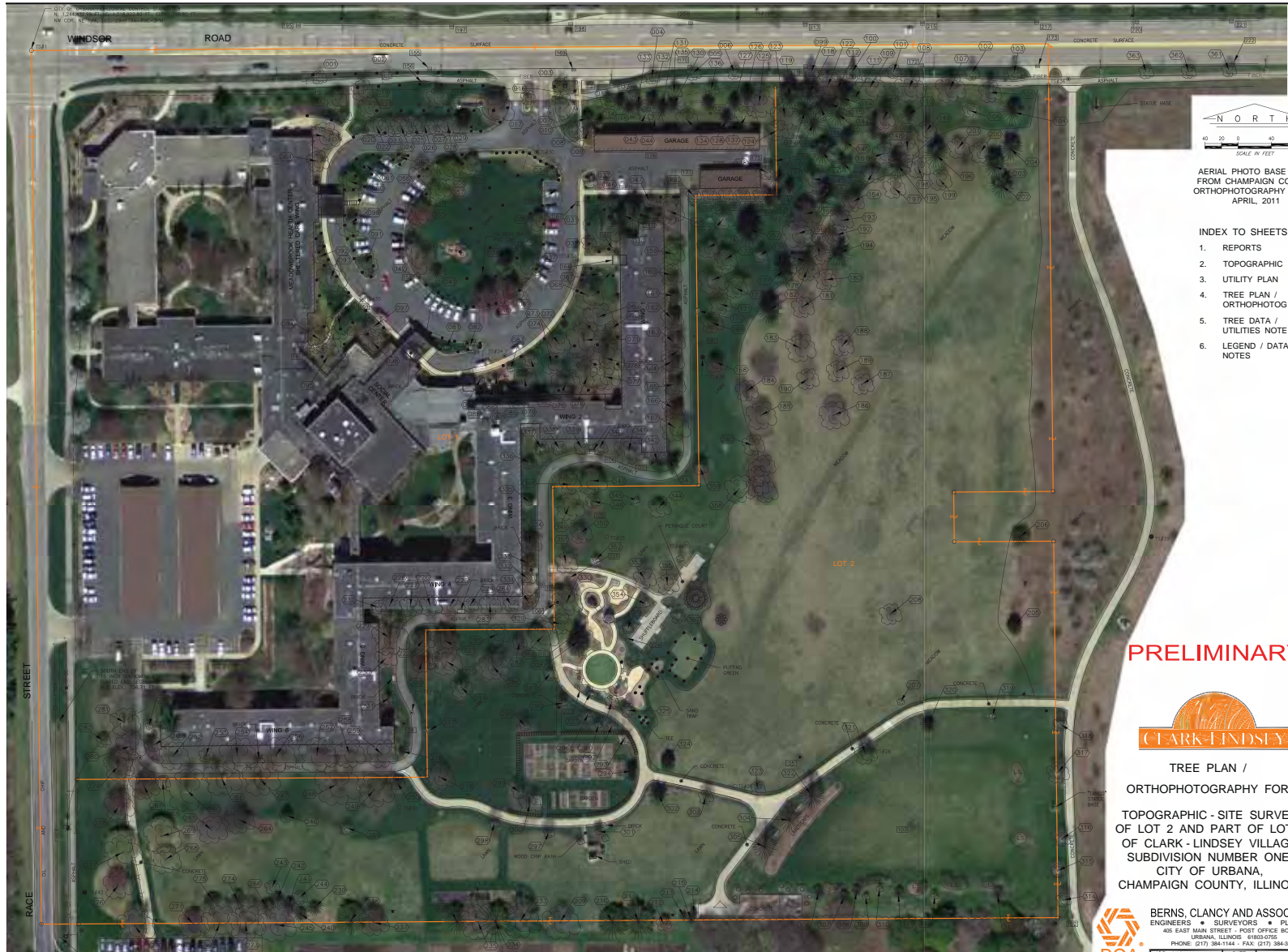
I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

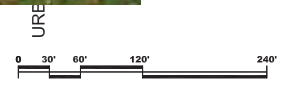
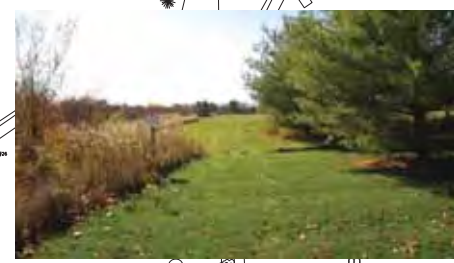
Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

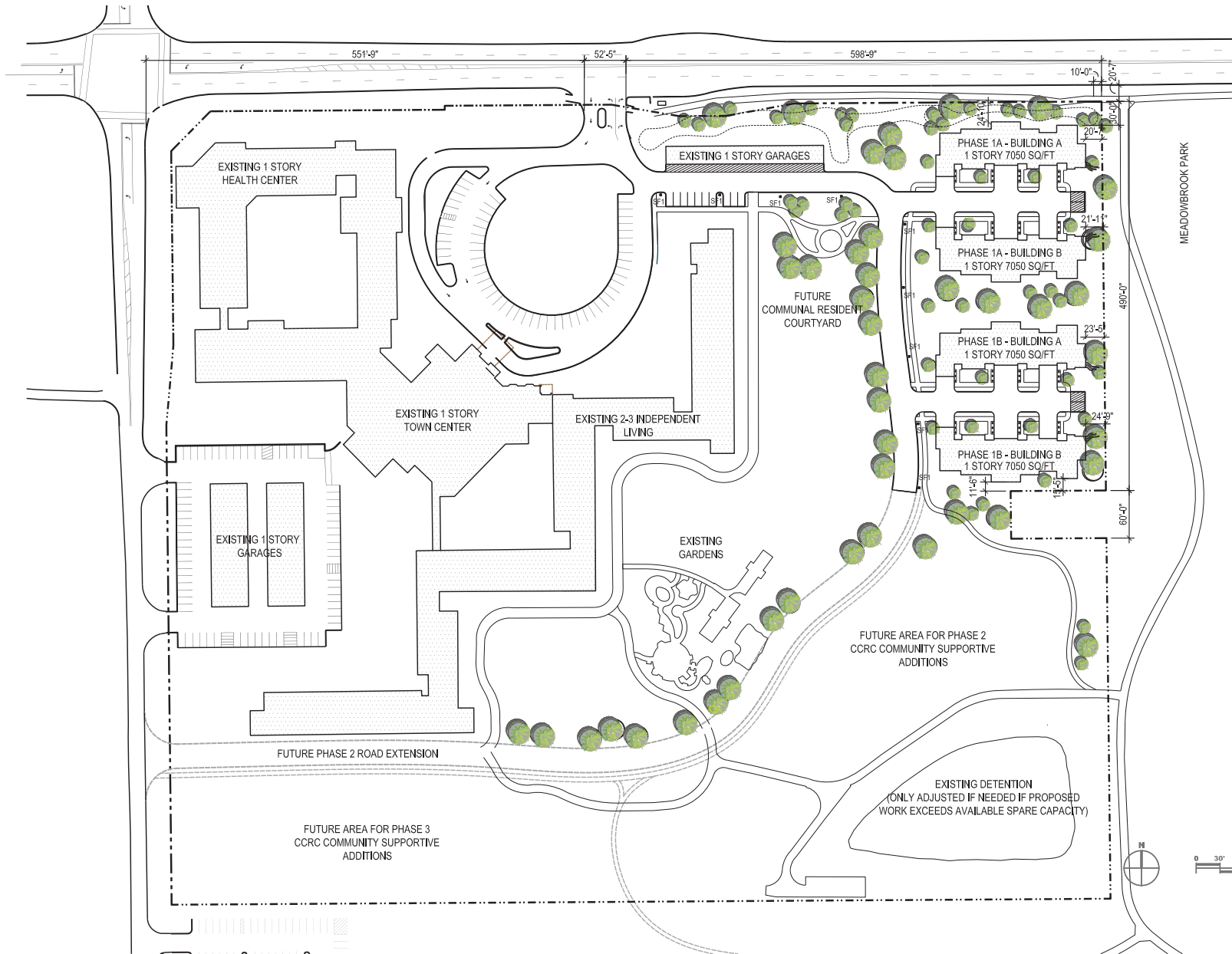
City of Urbana
 Community Development Department Services
 Planning Division
 400 South Vine Street, Urbana, IL 61801
 Phone: (217) 384-2440
 Fax: (217) 384-2367

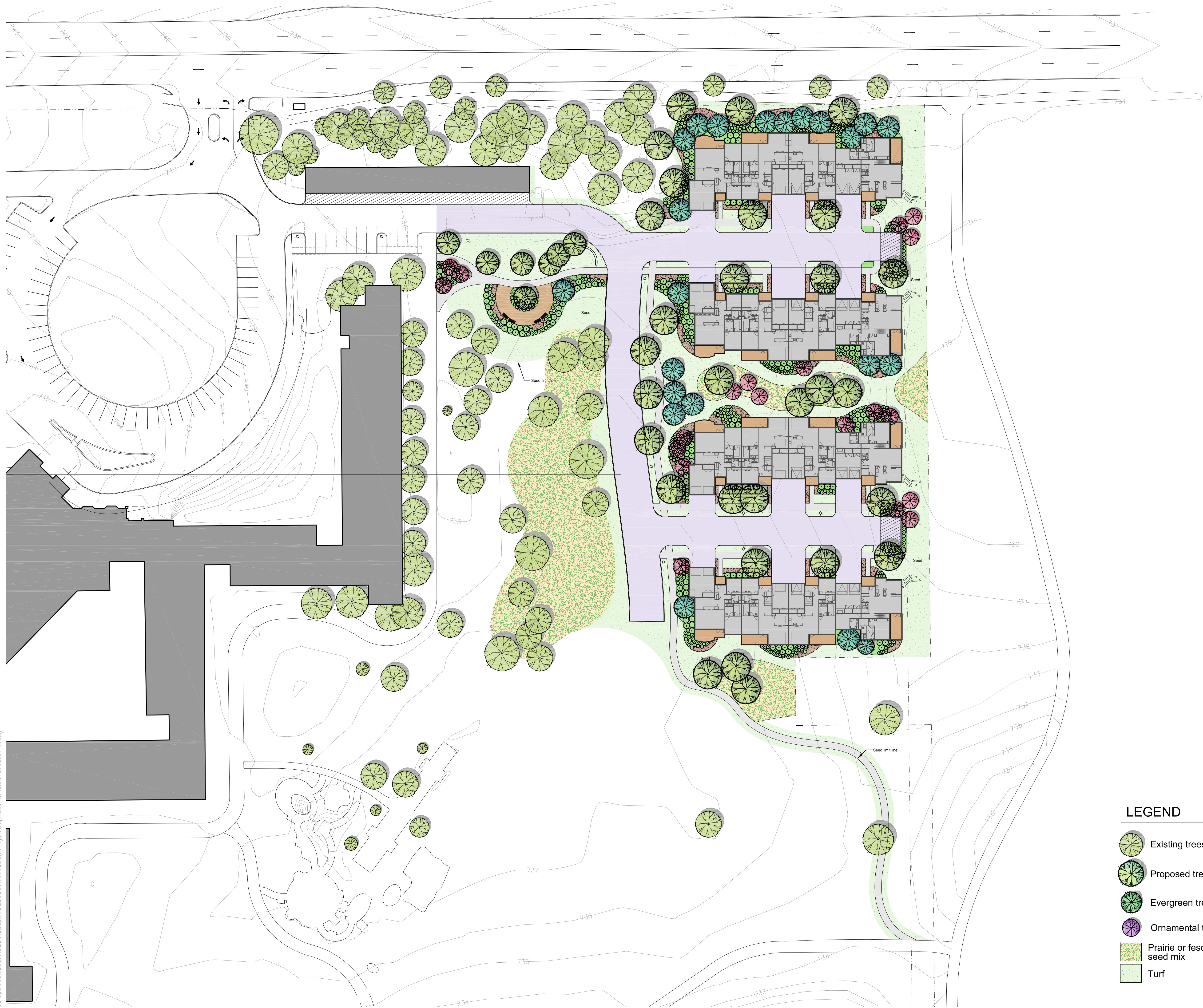




Existing Site Photos







J:\Projects\605\0693-Perkins Eastman Architects\006-Clark Lindsey Village\H Graphics\05-DD-CD\01-Rendered-Plan.dwg



221 W. Jefferson Avenue
 Naperville, IL 60540
 T 630.961.1787
 F 630.961.9925
 hitchcockdesigngroup.com

PREPARED FOR
**Perkins Eastman
 Architects**

PROJECT
**Clark Lindsey
 Village**
 Champaign, Illinois

PROJECT NUMBER
 09-0693-006-01-01

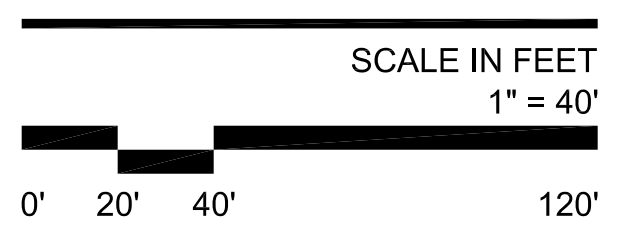
ISSUED
 FEBRUARY 08, 2013

No	Date	Issue

CHECKED BY
 SMK

DRAWN BY
 DSK/NAA

SHEET TITLE
**Overall
 Landscape Plan**



NORTH

SHEET NUMBER

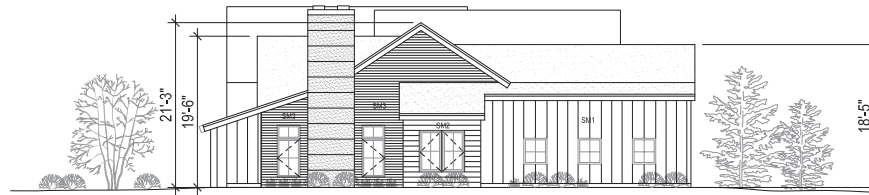
L1.1

©2013 Hitchcock Design Group

LEGEND

- Existing trees
- Proposed tree
- Evergreen tree
- Ornamental tree
- Prairie or fescue seed mix
- Turf
- Bench
- Pedestrian pole light
- Concrete walk
- Enhanced color concrete
- Asphalt
- Shrubs
- Perennials

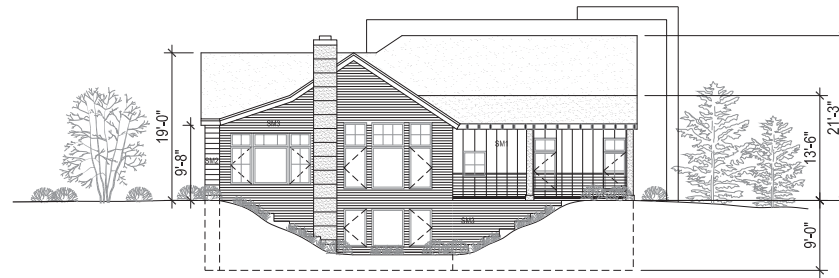
Elevations



- SM1 Panel Board and Batten - painted
- SM2 Wood Siding - stained
- SM3 Shingle Siding - painted
- SM4 Masonry Fireplace Chimneys

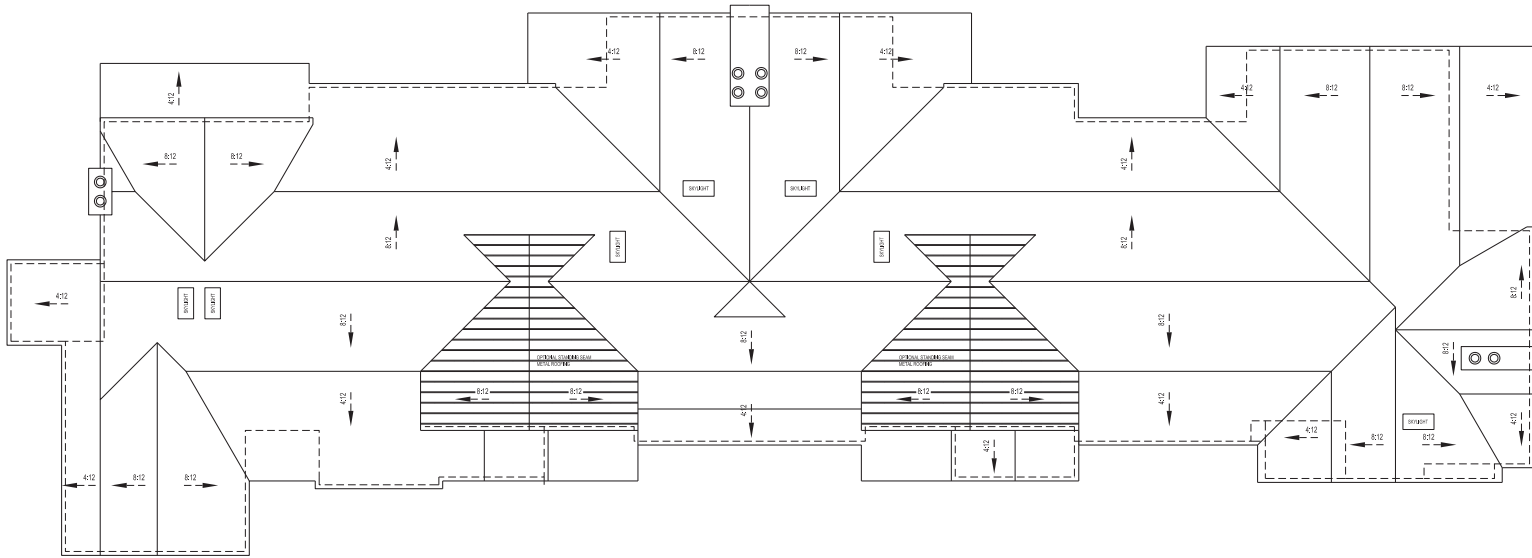


Perkins Eastman



- SM1 Panel Board and Batten - painted
- SM2 Wood Siding - stained
- SM3 Shingle Siding - painted
- SM4 Masonry Fireplace Chimneys





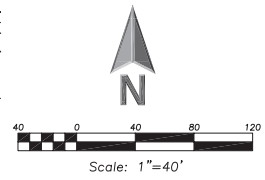
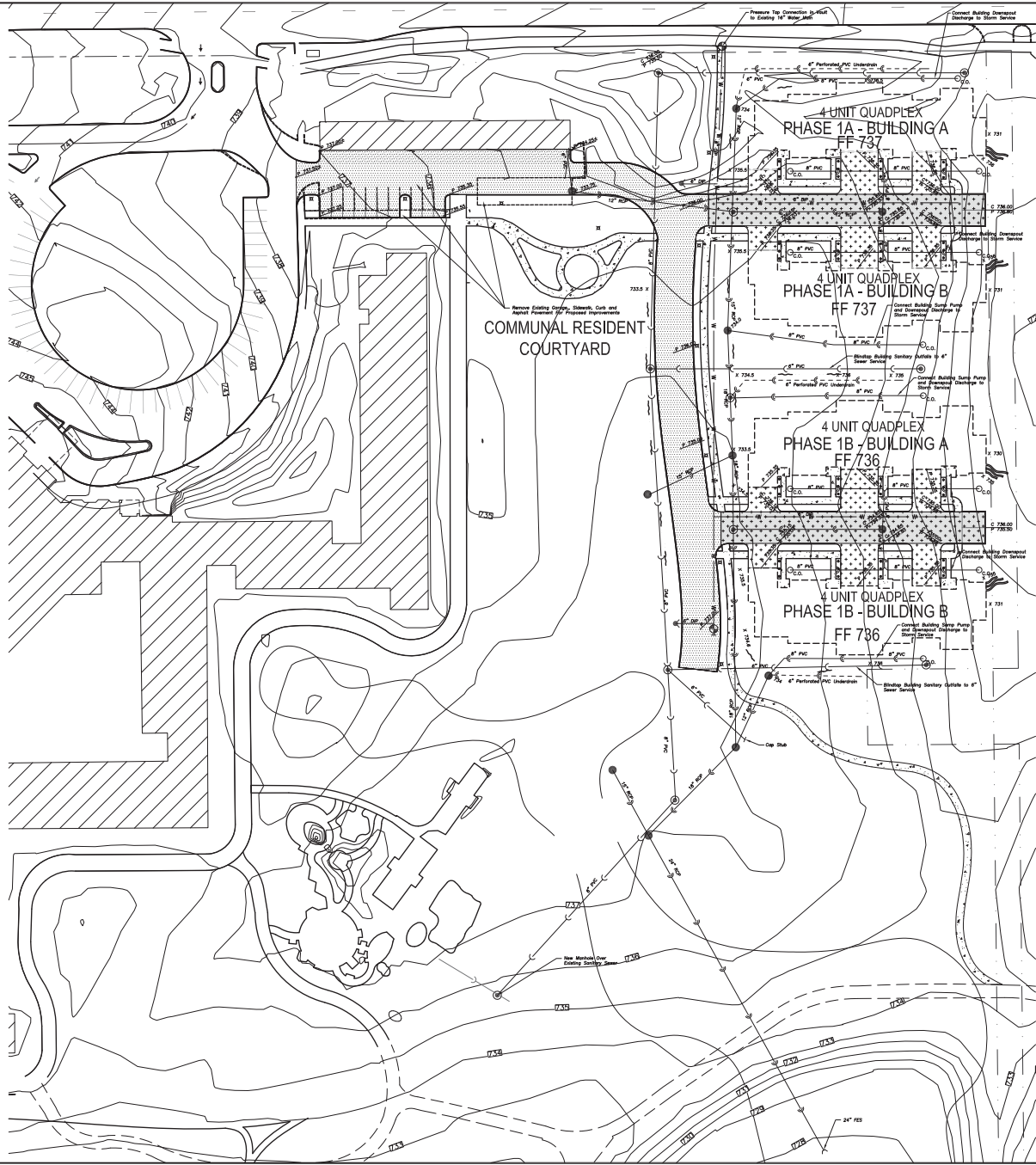




145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 222-4804
FAX: (847) 222-4854
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 18-0003200
EXPIRES: 04/30/2013

CLARK LINDSEY VILLAGE

101 West Windsor Road
Urbana, Illinois



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wire	Overhead Wire
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffer Box	Buffer Box
Downspout	Downspout
Gas Valve	Gas Valve
Control Manhole	Control Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Spot	Accessible Parking Spot
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
P. 783.50	P. 783.25
M. 783.10	M. 782.10
Ground Elevation	Ground Elevation
+ 784.0	+ 784.0
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
+ 778.25.00	+ 778.25.00
Slope	Slope
-781	-781
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Shrubline	Shrubline
Tree Protection	Tree Protection
Fencing at Drip Line	Fencing at Drip Line

PAVING & SURFACE LEGEND

Concrete Roadway Section	Concrete Roadway Section
7" Portland Cement Concrete	7" Portland Cement Concrete
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed
Concrete Driveway Section	Concrete Driveway Section
6" Portland Cement Concrete	6" Portland Cement Concrete
5.5" #1-4x81.4 Welded Wire Fabric	5.5" #1-4x81.4 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed
Colored Concrete Driveway Section	Colored Concrete Driveway Section
Color As Determined by Architect	Color As Determined by Architect
6" Portland Cement Concrete	6" Portland Cement Concrete
5.5" #1-4x81.4 Welded Wire Fabric	5.5" #1-4x81.4 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed
Concrete Sidewalk Section	Concrete Sidewalk Section
5" Portland Cement Concrete	5" Portland Cement Concrete
5.5" #1-4x81.4 Welded Wire Fabric	5.5" #1-4x81.4 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed

Reserved for Seal:

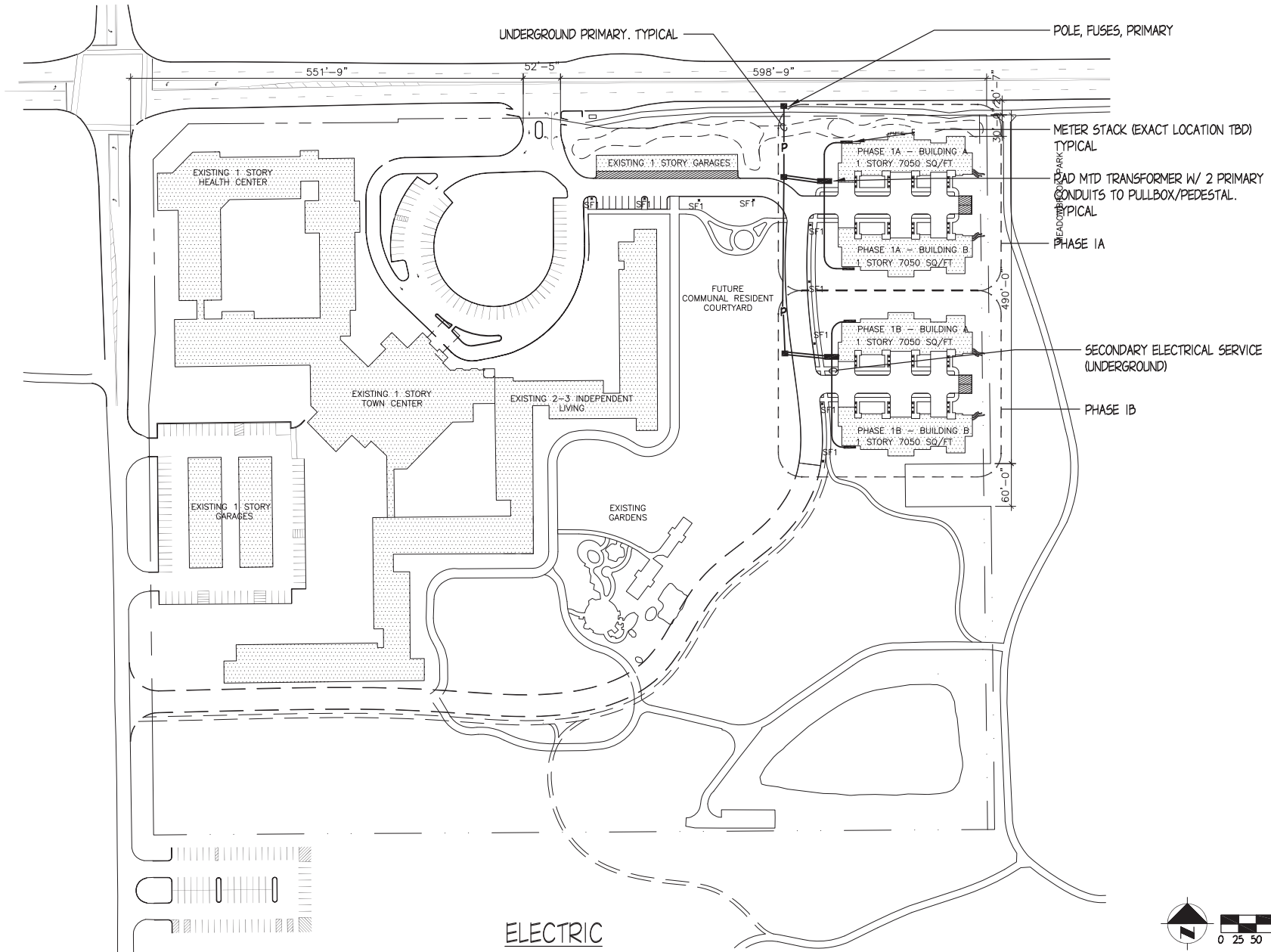
Expiration Date: _____

No.	Date	Description
	02/01/13	Preliminary Pricing Set

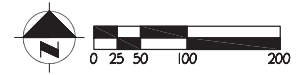
ERIKSSON ENGINEERING ASSOCIATES, LTD., 2013
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
Design By: SL Date: 02/07/13
Approved By: MR/GD Project No. _____

Sheet Title:
**PROPOSED
SITE PLAN**

Sheet No:
C-1



ELECTRIC



#6650
FEB. 7, 2013

CLM 314

NOV 1 8 2002
PRELIMINARY

DATE: 11/1/02
 EXPIRES: 4-1-03
 PROJECT: P-02

SITE PLAN



EXHIBIT F

SCALE 

PLAN LIVING UNITS

1. SENIORS/ADULTS PARTNERSHIP	50
2 UNITS (EMERGENCY)	40
8 UNITS (ONE BEDROOM)	
2. SHELTERED CARE LIVING UNITS	27
0 UNITS	
3. SHELTER CARE LIVING UNITS	11
2 UNITS (TWO BED)	
3 UNITS (ONE BED)	
23 UNITS (ONE BED)	
TOTAL LIVING UNITS FOR PHASE I	124

PHASE II

4. SENIOR ADULTS APARTMENTS	40
A. ONE BEDROOM UNITS	30
B. TWO BEDROOM UNITS	10
TOTAL LIVING UNITS FOR PHASE II	40
TOTAL LIVING UNITS FOR CLARK LINDSEY VILLAGE	164

REQUIREMENTS

LIVING UNITS PER ACRE	34
-----------------------	----

PARKING

PHASE I (164 LIVING UNITS)	
REQUIRED	37
MIN	32
TOTAL	102
THE RECOMMEND 1 CAR PER TWO UNITS	
PHASE II	
REQUIRED	10
MIN	10
TOTAL	112
TOTAL PARKING FOR CLARK LINDSEY VILLAGE	212

NOTES

ALL DIMENSIONS ARE IN FEET

REQUIREMENTS

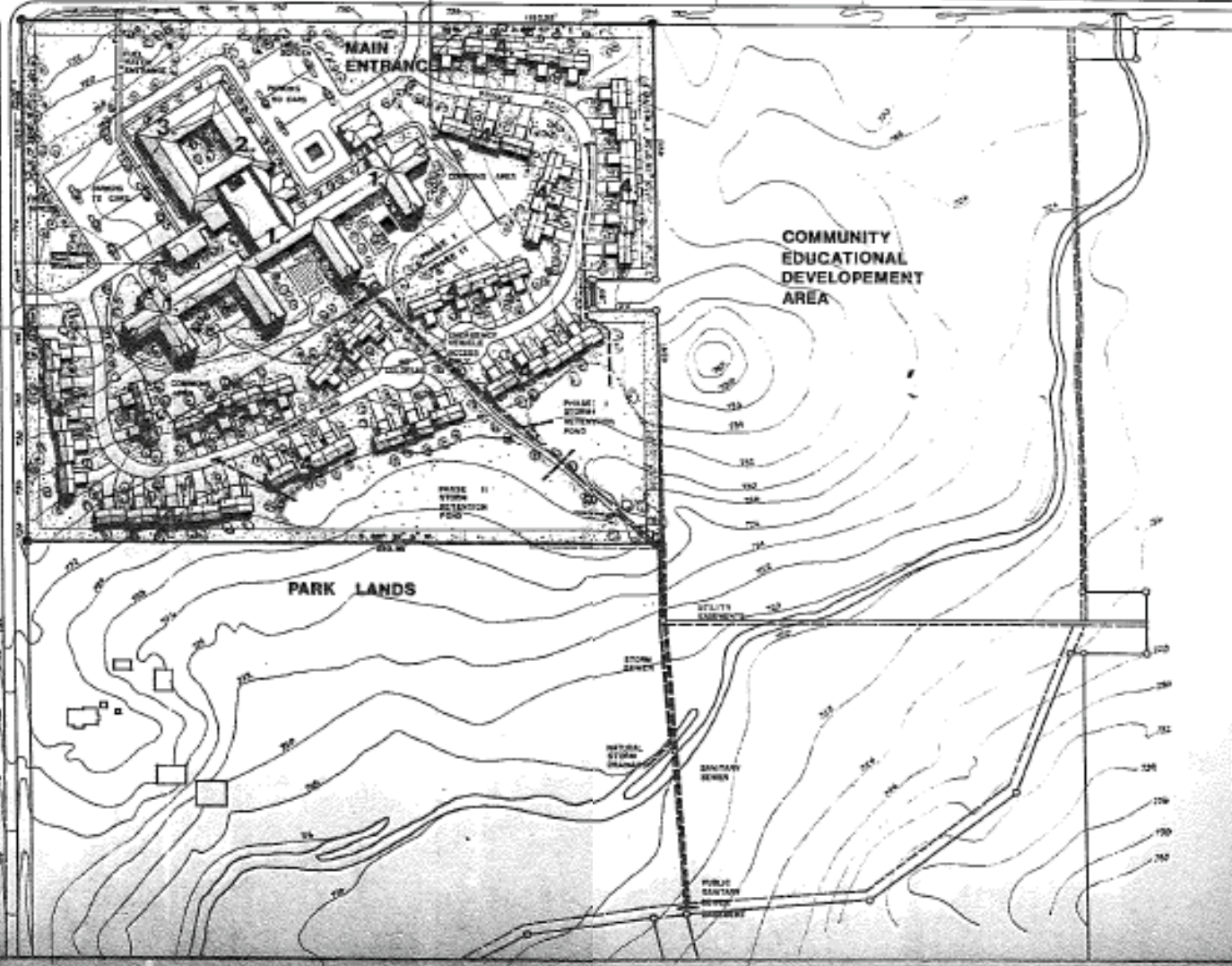
RECREATIVE AND SECURITY LIGHTING AT ALL PARKING, WALKS AND COMMON AREAS

AREA MEASUREMENTS

SILO	5.0 ACRES
------	-----------

EST. COSTS

BUILDINGS	170,000
PARKING	100,000
DRIVEWAY	20,000
TOTAL	290,000
LCF	1,100,000
LCR	211,000
GRAND TOTAL	419,000



WOLD BOWERS DE SHANE COVERT ARCHITECTS PLANNERS INC. 107 SOUTH STATE ST. URBANA ILLINOIS 62901
 CLARK LINDSEY VILLADOM INC. URBANA ILLINOIS

CLARK LINDSEY VILLAGE
 URBANA ILLINOIS



Choose your lifestyle



THE VILLAGE

• At Clark-Lindsey •



Your

Welcome to Clark-Lindsey, East Central Illinois' premier retirement community for today's accomplished adults. Clark-Lindsey is a not-for-profit, continuing care retirement community located on the edge of the beautiful University of Illinois campus.

For more than 30 years, we have provided residents with exceptional service that has earned us an outstanding reputation throughout the state. Clark-Lindsey is the recipient of the Life Services Network Seal of Confidence designation. This award is backed by a survey that shows 99% of our residents experience overall satisfaction with Clark-Lindsey and give a 100% favorable rating in areas such as variety of activities for residents as well as the beautiful and well-maintained grounds and common areas.

CLARK-LINDSEY

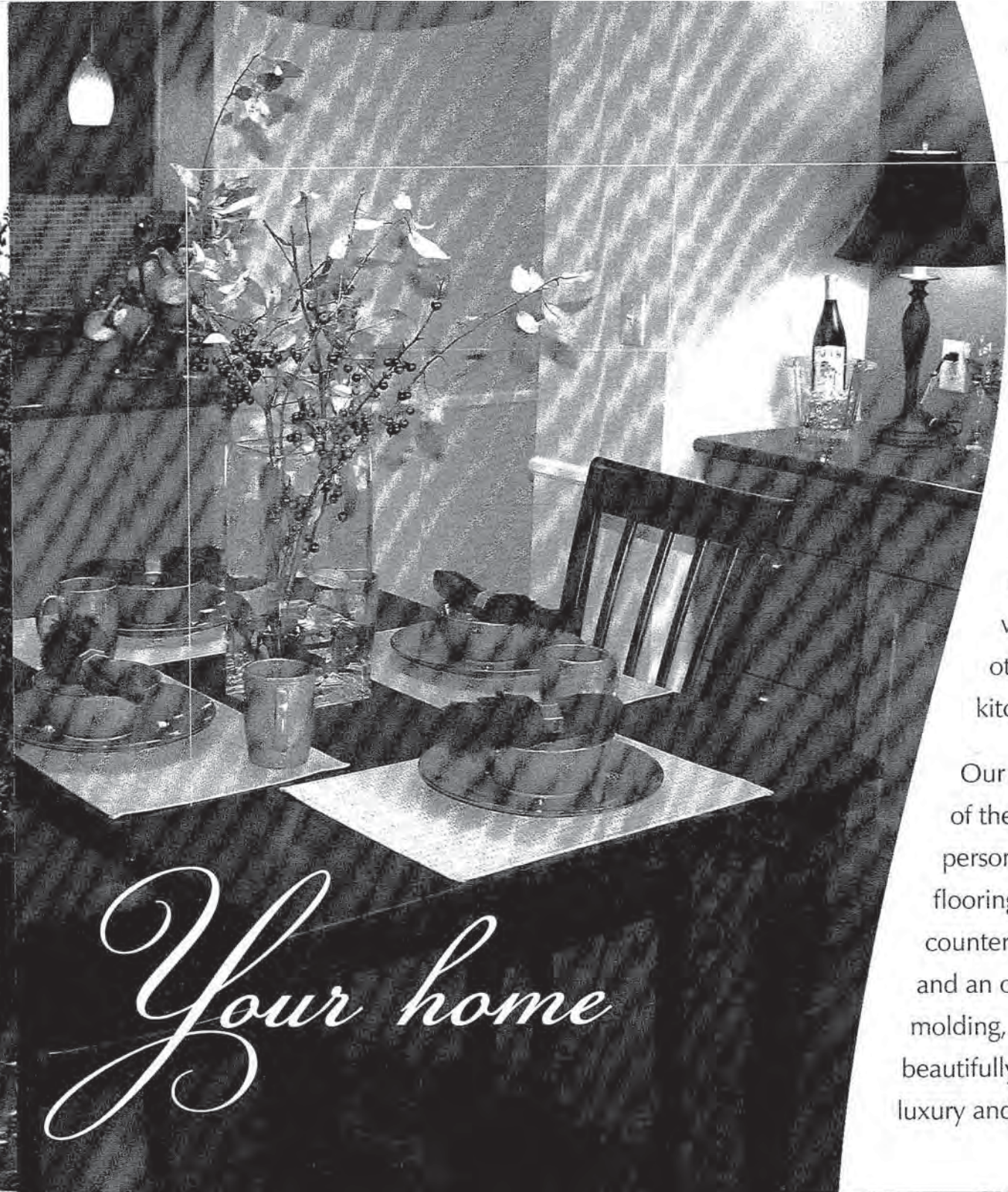
The Village is a community in which residents are free to pursue their interests instead of focusing on the myriad responsibilities of home ownership. Spanning 28 acres, Clark-Lindsey offers a natural setting for residents to enjoy with family and friends. The Village apartment homes provide a scenic retreat overlooking neighboring farmlands and the prairies of Urbana's Meadowbrook Park.

Our close proximity to the University of Illinois campus provides an abundance of activities and events. In fact, many of our residents are retired U of I faculty members – creating a community of people with interesting experiences and backgrounds.

As you plan for the future, we offer the only full continuum of care in Champaign County. If your health needs change, you have the peace of mind that quality care is available to you on the Clark-Lindsey campus with friends and loved ones only a short walk away. Meadowbrook Health Center is just one of the many reasons people choose Clark-Lindsey as their retirement residence.

We invite you to experience The Village, and the freedom to enjoy your retirement.





The Village at Clark-Lindsey is where you can enjoy comfortable, carefree living. Choose from our studio, one bedroom or two bedroom apartment homes, each offering a variety of layout options and interiors designed to provide warmth and comfort. Generous closet space, other storage areas and a fully-equipped kitchen offer you ample space and flexibility.

Our newest apartment home provides a sampling of the many upgrade features now available to personalize your home including beautiful wood flooring, custom mosaic tile, synthetic granite-style counter tops, modern stainless steel appliances, and an open floor plan. Special touches like crown molding, chair rails, window and door casings and beautifully crafted cabinetry throughout gives you the luxury and comfort you desire in a home.

Your home

THE VILLAGE APARTMENT HOMES AT CLARK-LINDSEY

The entryway to your home boasts warm, inviting earth tones while oak wood and Corian® accents add to the sophisticated feel of your home. The intimate social coves located throughout the corridors offer a cozy spot to socialize with friends. Along the way, you can enjoy the creative talents of local artists. The Gallery at Clark-Lindsey showcases artwork from both residents and visiting artists from the Champaign-Urbana community.

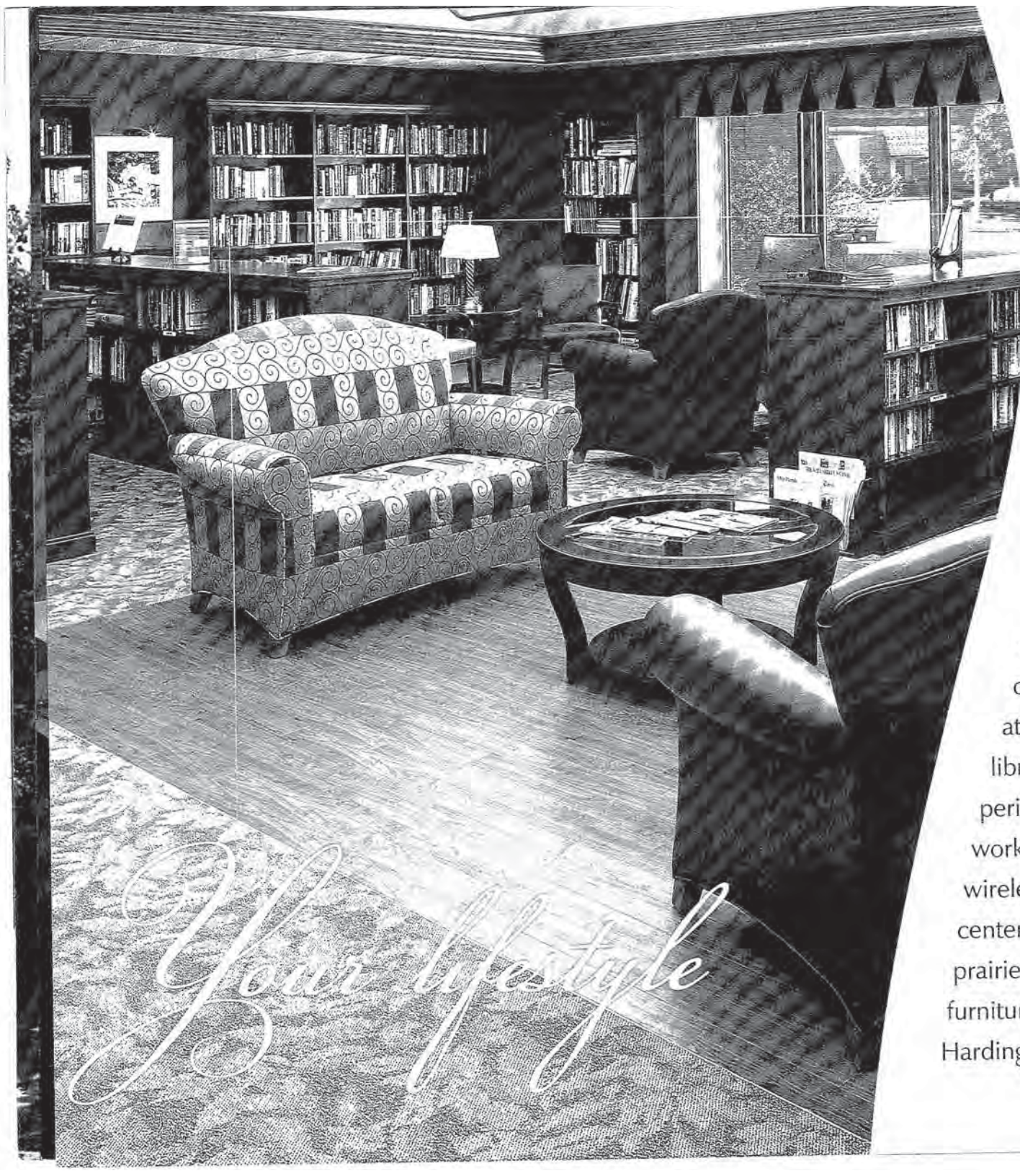
The exterior of your home features a palette of materials including brick and limestone along with generous windows providing a sweeping view of the beautiful prairie lands. Our landscape professionals care for the grounds, so you can simply enjoy the beauty of nature.

Choose from a private garage or a secure lighted parking area on The Village grounds with entries conveniently located throughout the complex to provide you direct access to your home.

The Village also offers guest suites to accommodate overnight visitors. Furnished lounges, meeting rooms and private dining rooms offer ideal spots for entertaining your guests.

EXHIBIT H





Your home extends beyond the doors of your apartment as The Village at Clark-Lindsey gives you access to an entire campus. At the Village, you may feel like you have more room than you did in your previous home.

Open your world to new opportunities or curl up with an old favorite in a relaxing atmosphere with our new state-of-the-art library. Browse our extensive collection of periodicals, fiction, non-fiction and educational works. Keep in touch via email with high-speed wireless internet access at The Village computer center. Complete with elegantly appointed, prairie-inspired design and inviting leather furniture, you're sure to find a cozy niche in the Harding-Weld Library.

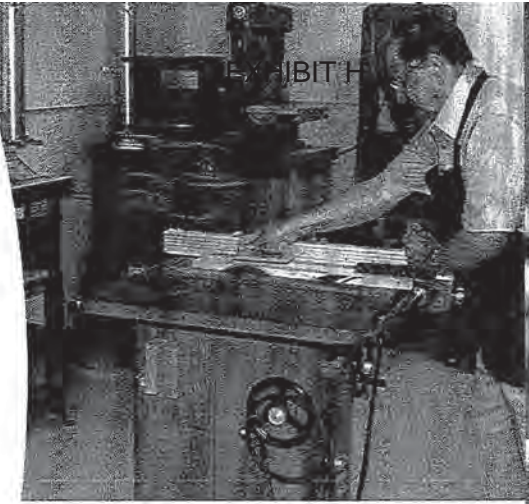
Your lifestyle


THE CAMPUS OF CLARK-LINDSEY

Keep active with our fitness center featuring cardio and weight machines designed specifically for seniors, with staff to help you reach your fitness goals. A variety of individual and group fitness classes are available to help you stay in shape.


Take advantage of our game courts including a putting green, shuffleboard, Pentangue Court and croquet field. Sharpen your woodworking skills in the Evans Hobby-Craft Center. Enjoy sports and movies on the big screen television, relax with nature, join in group trips, and participate in religious services.

For those interested in healthy eating choices, our menu selections include seafood and salads, available daily. Our casual lunch buffet offers dining room seating or on-the-go options to meet your lifestyle needs. For dinner, choose to dine alone or with friends in our restaurant-style dining room. Our culinary chef prepares the evening entrée with special features each night. You can entertain guests in our dining room, reserve a private dining room, or cater a private party in your home. The Village Coffee Café is also a great morning social spot.

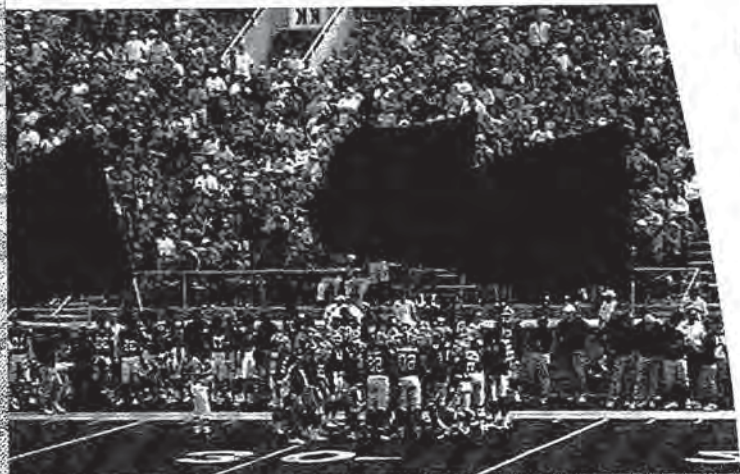




Our location in the Champaign-Urbana and Savoy community gives you easy access to the many festivals, events, shopping and recreational venues throughout East Central Illinois.



Neighboring University of Illinois offers a multitude of recreational and educational activities enjoyed by our residents. Experience the excitement of Big Ten sports; take advantage of museums, intergenerational programs, continuing educational programs, and volunteer opportunities in concert with the U of I. The Krannert Center for the Performing Arts, one of the nation's premier professional performing arts complexes, hosts more than 300 performances annually from internationally acclaimed tours to productions by students and faculty. The Village provides transportation to many of these events.



Many programs are available on-site at The Village. Senior Scholars is our continuing education program located on the Clark-Lindsey campus. Aspiring world-class musicians and artists use our facility for rehearsal performances. Our Steinway Concert Grand Piano ensures residents a top-notch performance.

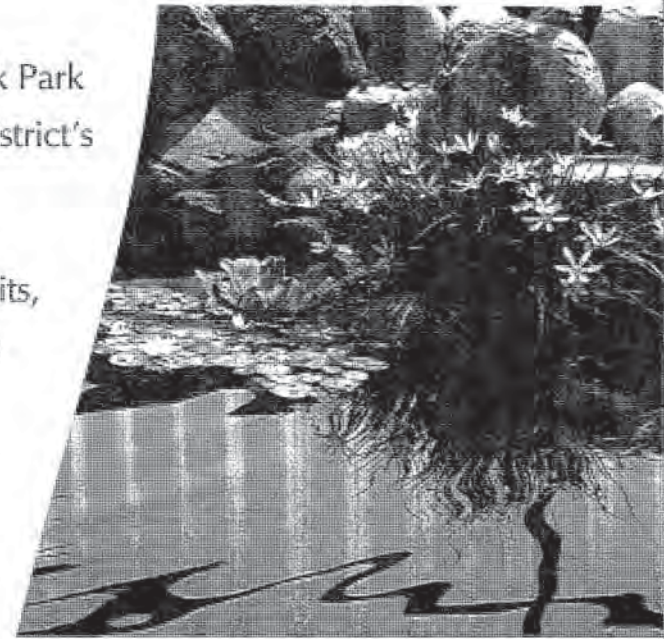
CULTURE, RECREATION & THE GREAT OUTDOORS


The Village sits on 28 acres of beautiful prairie connecting to the 130 acre Meadowbrook Park complete with a farmstead, herb garden, walking trails, sculpture garden and the Park District's largest play structure, sure to thrill your little visitors.

Our Masterpiece Gardens is a signature feature of Clark-Lindsey. Designed to lift the spirits, improve the body, and stimulate the mind, this exciting outdoor amenity is the country's inaugural New Active Green Environment (New AGE).

New AGE is a product of the partnership between Clark-Lindsey and the University of Illinois and blends the nature setting of a park with the opportunity to increase cardiovascular performance, muscle strength and flexibility. The concept focuses on improving the health and quality of life of older adults living in a retirement community. It provides a green alternative to indoor health clubs and physical therapy settings.

Walk along paths, create your own masterpiece in one of the raised flower beds, or participate in numerous healthy activities as you enjoy an experience that touches you through color, fragrance, texture and sound.





As you look towards retirement, you want to ensure your future is secure. Should your health needs change, we offer the only full continuum of care in the Champaign County community that extends from wellness to comprehensive health care, all under one roof.

At Clark-Lindsey's Meadowbrook Health Center, our dedicated health care team serves as a partner in care when you or your family seek assistance and support. Our highly qualified staff includes a team of geriatric nurse specialists and advanced nursing assistants who have dedicated their careers to a shared philosophy of person-centered care.

Planning ahead

MEADOWBROOK HEALTH CENTER AT CLARK-LINDSEY


We recognize the move to a long-term care facility can be a difficult transition, and we are committed to helping you make the move a smoother one. We believe it is the little touches that are instrumental in keeping our residents connected with the traditions they have spent a lifetime building. While nothing can replace the home in which a family was raised and memories were made, Meadowbrook will offer you a unique and warm place to call home – unlike any other long-term care facility. Meadowbrook's services include assisted living and skilled nursing care with a special unit dedicated to individuals with needs related to Alzheimer's or dementia. Our physical, occupational and speech therapists work with residents to attain their highest level of independence. Personal relationships with residents and their families allow us to tailor the care to each individual resident's physical, cognitive and social needs.

Whether you just need a helping hand or require more comprehensive assistance, you know that your future health care is secure at Clark-Lindsey.



EXHIBIT H





Clark-Lindsey was the dream of Ethel Clark and Maude Neva Lindsey, sisters who directed their estate be placed in trust for the establishment of a “home for the elderly.” Their generosity allowed for land acquisition and support for early planning expenses.

The sisters envisioned The Village as a place in which one would want to live – a place of congenial and secure surroundings with the availability of quality health care. University of Illinois Professor Charles Stewart found considerable support for the plan among other faculty members who wished to maintain professional and other local ties after retirement. Officials broke ground for The Village on March 20, 1977, with the first residents taking occupancy in October 1978.

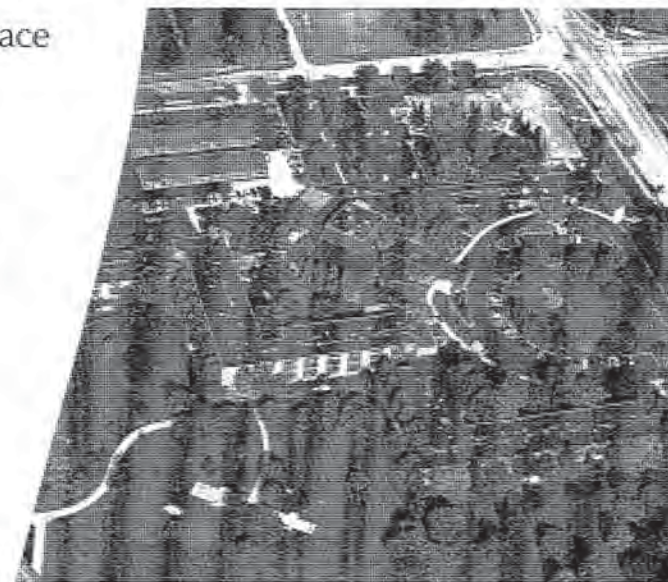
Past and future

THE HISTORY OF CLARK-LINDSEY

Nearly a decade after the first residents moved to The Village, Clark-Lindsey doubled the size of its health center by adding two additional wings, naming the newly expanded space Meadowbrook Health Center to give it a separate and unique identity.

Meadowbrook underwent a comprehensive \$5 million renovation plan in 2005 with the addition of comfortable public areas, tastefully decorated dining rooms, spas with whirlpool baths and carpeted residential suites with large bay windows. In 2007, a \$2 million expansion to The Village created new amenity spaces and renovated apartment common areas. The expansion also included the state-of-the-art Harding-Weld Library and Bentley Computer Center, a new fitness center, the Evans Hobby and Craft Center, expanded resident storage areas and an art gallery.

Today, The Village boasts nearly 135 apartments and four guest suites, and Meadowbrook Health Center offers 116 licensed beds, offering a continuum of care with quality living as the area's premier retirement community and health center.



Services and Amenities

Recreation

- Walking paths
- Fitness center & classes
- State-of-the-art library
- Computer lab with e-mail & high-speed wireless internet access
- Arts & crafts including workshop areas
- Billiards room
- Theater room
- Personal garden plots
- Outdoor recreation areas
- Floral arranging area

Dining

- Restaurant-style dining
- Lunch buffet
- Coffee Cafe
- Private, catered dining for special events & social groups

Health

- 24-hour, professionally-staffed health center
- Skilled Care, Assisted Living and Alzheimer's Care
- Curbside drop-off to medical appointments

Convenience

- Personal laundry facilities
- Private garages
- Lighted, off-street parking
- Convenience store
- Banking & trust services
- Beauty salon & barber shop
- Municipal bus service
- Transportation to shopping, personal appointments and other events

Facilities

- Furnished lounges & dining room
- Private dining rooms
- Meeting rooms
- Guest suites
- Fully-equipped kitchen
- Wall-to-wall carpeting
- Sound resistant construction for peace and privacy
- Ample closet space and other secured storage

Services included in the monthly fee

- One meal per day in the dining room
- All utilities except telephone and cable television
- Housekeeping once every two weeks
- Weekly flat laundry service
- 24-hour security
- Social and religious programming
- Grounds care
- Access to on-campus amenities

PLEASE NOTE: Clark-Hindsey invites all to apply for residency. Sample residency contracts are available for review. Translators to provide information in multi-lingual contexts are available by appointment. The Village residential apartment section of Clark-Hindsey Village has no staff available to provide care for those who need daily living assistance in caring for themselves and their apartment. An applicant or resident, who is incapable of caring for, or of arranging for the care for him or herself, as well as caring for the apartment, is not eligible for occupancy without such assistance. Residents have the right to hire assistants who may reside in the apartment with the Resident under specific rules and regulations of The Village.

Bird, Rebecca

From: Wilson, David <dwilson2@illinois.edu>
Sent: Thursday, February 21, 2013 6:47 PM
To: Andel, Teri
Subject: statement for the public meeting

My name is David Wilson, I am a resident of Urbana, and live at 201 Willard Street (within 200 feet of the proposed Clark Lindsey development. A combination of the flu and the terrible weather prevents my wife and I from attending the public hearing, but I wanted to voice our sentiment.

I and we are strenuously oppose this development project. This massive project (a planned mixed-use unit development with 16 town homes) will be a visual and aesthetic disruption to the immediate area. It will adjoin a precious, values community resource – Meadowbrook Park – and function to erode the natural beauty and solitude of the immediate area. We can not think of a more inappropriate location for this development. If this project is successfully completed, Meadowbrook Park's aesthetics will be severely degraded. We have come to think of this Park as a kind of public easement (one does not have to own the land to use it and derive benefits from it). If thought this way, this project would breach an easement that is often grounds for denying development projects. I and we urge you to act on behalf of the Urbana public and ensure that this development does not occur so close to Meadowbrook Park.

WEBBER & THIES, P.C.

ATTORNEYS AT LAW

202 LINCOLN SQUARE
P.O. BOX 189
URBANA, ILLINOIS 61803-0189

RICHARD L. THIES
CARL M. WEBBER
DAVID C. THIES
HOLTEN D. SUMMERS
JOHN E. THIES
PHILLIP R. VAN NESS
KARA J. WADE
J. AMBER DREW
J. MATTHEW ANDERSON
JAMES R. SHULTZ

CHARLES M. WEBBER
(1903-1991)
CRAIG R. WEBBER
(1936-1998)

TELEPHONE
(217) 367-1126
TELECOPIER
(217) 367-3752

March 1, 2013

Members of the
Urbana Plan Commission
400 S. Vine St.
Urbana, IL 61801

Re: Application of Clark-Lindsey Village

Ladies and Gentlemen:

Our thanks go out to those of you who were able to make it to the last meeting on a blustery night, and also to those of you who are taking the time to watch the tape of our original presentation.

We plan to provide an abbreviated presentation on Thursday evening, leaving plenty of time for any questions that you may have. We will again have our architects and engineers here from Chicago to assist in our presentation.

Two items have occurred since our presentation.

The first is the continued recognition of our health center as a top rated facility in the recent issue of *U.S. News and World Report*. Again, Clark-Lindsey's Meadowbrook Health Center has received a 5 star rating. Our news release is attached. There is no doubt that this recognition was encouraged by our recent redesign and renovation of our Health Center. The expansion suggested in this application is equally as important to the continued vitality and success of the independent living section of our continuing care facility.

The other item is a confirmation of our continuing commitment to collaborate with the Urbana Park District, as we work to define the details of our landscaping design along our eastern border. Enclosed is a letter from Vicki Mayes, the Executive Director of the Urbana Park District regarding our joint efforts.

Urbana Plan Commission
February 28, 2013
Page -2-

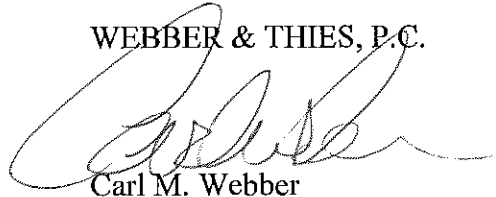
In developing a suggested location for the new Villas, our architects and landscape advisors suggested an orientation whereby the short side of the buildings would face the Park. This allows those in the Park to view more of our internal landscaping and allows those in our original building to retain a better view of the Park. In addition, we have included a set back from the Park that is over twice the required distance. We plan to design the interface with a natural edge weaving in and out using organic shapes and planting mixes. Planting would offer a screen that serves to balance views in with views out.

After much consideration, we have retained our access road near the middle of the current open space. This seemed better than placing it along the Park property line or too near our current building.

As you review the materials, if you have any questions about our application, please do not hesitate to forward them to us through the Staff. We want to be prepared to address any concerns that you might have.

Very truly yours,

WEBBER & THIES, P.C.

A handwritten signature in black ink, appearing to read 'Carl M. Webber', is written over the typed name. The signature is fluid and cursive, with a large initial 'C'.

Carl M. Webber

PRESS RELEASE

For immediate release

Contact: Ron Wilcox, Director of Marketing, 217-344-2144

Meadowbrook Health Center at Clark-Lindsey Receives Highest Rating from U.S. News & World Report

Washington, D.C., February 26, 2013—Meadowbrook Health Center at Clark-Lindsey received the highest possible overall rating of five stars in U.S. News & World Report's fifth annual Best Nursing Homes, available exclusively at <http://www.usnews.com/best-nursing-homes>.

The Best Nursing Homes 2013 ratings highlight the top nursing homes in each city and state, out of nearly 16,000 facilities nationwide. U.S. News's goal is to help users find a home with a strong track record of good care.

"We are very excited about this recognition," said Deb Reardanz, President and CEO of Clark-Lindsey and Administrator for Meadowbrook Health Center. "We strive every day to provide exceptional care and a quality living environment to those who choose Meadowbrook. Our focus, whether it's in the activities we plan, the furnishing we select or the meals we serve, is to engage, empower and serve our residents based on their individual needs and desires."

U.S. News awarded the "Best Nursing Home" designation to homes that earned an overall rating of five stars from CMS in January 2013. Nearly 800 nursing homes nationwide were cited in the report of which 156 received the five-star rating. In Champaign County, Meadowbrook Health Center was one of only two who earned the designation. Country Health, located in Gifford, also received a five-star rating.

Best Nursing Homes draws on data from the Centers for Medicare & Medicaid Services, a federal agency that assesses homes in three categories—health inspections, level of nurse staffing, and quality of care—and gives each an overall rating.

"Patients in our care often tell us how much they appreciate our staff and our commitment to creating an environment that feels like home," said Lisa Smith, Director of Nursing for Meadowbrook. "Some have even told us we're more like a vacation resort. But regardless of the physical surroundings, we consistently receive high marks on our satisfaction surveys for the care and professionalism shown by our staff."

Clark-Lindsey, now in its 35th year of operation, is the only full-continuum retirement community in Champaign County. The organization features independent residential living in a premier apartment setting. Meadowbrook Health Center offers short-term therapy for rehabilitation, assisted living, and skilled nursing care. The Renewal Therapy Center offers physical, occupational and speech therapies on an inpatient and outpatient basis. Clark-Lindsey recently announced they are considering a development that would add 16 residential villas on the east side of their 27-acre campus.

Along with the ratings, U.S. News has published a series of articles and a step-by-step video to guide users in choosing the right nursing home. The articles and ratings are exclusive to the website and aren't expected to appear in print.

"Fewer than one out of every five nursing homes got an overall rating of five stars," said Avery Comarow, U.S. News Health Rankings Editor. "All seniors deserve the best nursing care available, and these are homes that merit their consideration by demonstrating such high quality."

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Urbana Park District

Administration Office - Leal Park / 303 W University Ave / Urbana, IL 61801
Phone 217.367.1536 / Fax 217.367.1391 / www.urbanaparks.org



March 1, 2013

City of Urbana – Plan Commission
400 S. Vine Street
Urbana, IL 61801

Dear Urbana Plan Commission,

The Urbana Park District staff has been working cooperatively with the leadership staff and board at Clark-Lindsay Village for many years. Our overall development of Meadowbrook Park and the efforts at the Clark Lindsay Village campus have been pursued with a cooperative spirit to be sure that both parties will benefit from the outcomes. The Urbana Park District is supportive of the expansion plans Clark-Lindsay Village staff has presented to us in the past weeks.

The Urbana Park District staff is working with Clark Lindsey Village on a variety of options that would make the east-west boarder of our respective properties more attractive and in keeping with our standards at Meadowbrook Park. We will be working with the Clark Lindsey Village planning team to make sure that the interface areas on/around our boarders are designed and installed in a way that would actually improve this area around the Wandell Sculpture Garden.

The Urbana Park District looks forward to a future of working together with Clark-Lindsay Village to make Urbana more attractive retirement destination. Please do not hesitate to contact me directly at 217.367.1536, if you have any questions and/or need any additional information regarding this plan commission case.

Sincerely,

Vicki J. Mayes, Executive Director
Urbana Park District

CC: Michael Walker, President, Urbana Park District
Deb Reardanz, Clark Lindsey Village
Tim Bartlett, Urbana Park District

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: February 21, 2013

TIME: 7:30 P.M.

PLACE: Urbana City Building
City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Tyler Fitch, Lew Hopkins, Dannie Otto

MEMBERS ABSENT: Carey Hawkins-Ash, Andrew Fell, Michael Pollock, Bernadine Stake, Mary Tompkins, Marilyn Upah-Bant

STAFF PRESENT: Robert Myers, Planning Manager; Rebecca Bird, Planner II; Teri Anel, Planning Secretary

OTHERS PRESENT: Jason Alm, Tom Berns, Stephen Corcoran, Steve Konter, Tim Mast, L. Ramu Ramachandran, Deb Reardanz, Mike Rennor, David Trail, Jerry Walleck, Carl Webber, Ron Wilcox

7. NEW PUBLIC HEARINGS

Plan Case No. 2202-PUD-13 and Plan Case No. 2203-PUD-13: A request by Clark-Lindsey Village, Inc. for preliminary and final approval to construct a Residential Planned Unit Development to include 16 townhouses in four one-story buildings on the northeast portion of the subject property located at 101 West and 201 East Windsor Road.

Rebecca Bird, Planner II, presented the two plan cases together to the Urbana Plan Commission. She began by stating the purpose for the preliminary and final PUD requests. She presented background information on Clark-Lindsey Village which is a not-for-profit corporation providing housing and care for the elderly. As a Continuing Care Retirement Community it provides a range of housing options for the elderly all in one campus. Clark-Lindsey Village has been developed through a series of Planned Unit Development (PUD) approvals granted by the City of Urbana beginning in 1973. The approved Preliminary PUD covered the entire property, but only the existed development received a Final PUD. The Preliminary PUD for the remainder of the site, including the area under consideration, lapsed before 1987. The current PUD applications are quite similar to what had once been approved, and Ms. Bird pointed out minor differences between the two.

Ms. Bird pointed out that the written application refers to a new street with access to Windsor Road, which reflects the initial application submittal. Given Access Management Guidelines adopted by the City, the site plan was amended to reflect is now under consideration by the Plan Commission.

Ms. Bird reviewed the current land uses, zoning and Comprehensive Plan designations for the subject property as well as adjacent properties. She discussed how the proposed PUD requests relate to the 2005 Comprehensive Plan goals and objectives. She stated how the proposed PUD development is consistent with Section XIII-3.C of the Urbana Zoning Ordinance, specifically with regards to applicability requirements, permitted uses in a residential PUD, minimum development standards for planned unit developments, and the criteria for approval of a planned unit development. She asked that when the Plan Commission votes at a future meeting that they make separate motions for each the preliminary and final cases. She stated that there were several representatives present to speak on behalf of Clark-Lindsey Village and the applications.

Mr. Fitch asked the Commissioners if they had questions for or clarifications from City staff.

Mr. Otto referred to the recommended design features listed in the PUD ordinance concerning public open spaces and asked if any part of this development would be accessible to the public. Ms. Bird replied that the grounds now have a walking path which is connected to Meadowbrook Park. Although Clark-Lindsey has posted a sign stating that it is private property it does not prohibit Park visitors from entering Clark-Lindsey property. The applicant could speak more directly to this issue.

Mr. Fitch questioned whether City staff has contacted the Urbana Park District about the proposed PUD cases. Ms. Bird answered that City staff has notified the Park District about the preliminary and final PUD requests. However, the Park District has not provided any comments on the application.

Mr. Fitch said he was curious why the east boundary of Clark-Lindsey Village had a “notch” of land removed from their property. Ms. Bird explained that the Park District owns that land and which was purchased with public money meaning that they cannot sell it.

Ms. Bird noted an email she had received from David Wilson, a resident of Willard Street and whose house backs up to Windsor Road, who opposes granting the applications. A copy of the email was distributed to the Plan Commission.

Mr. Hopkins asked for clarification on what area the Plan Commission would be approving for the preliminary PUD request and what they would be approving for the final PUD request. He would assume the general configuration of existing and future roadways would be approved under the preliminary. Ms. Bird stated that Clark-Lindsey Village included the extension of the roadway all the way to S. Race Street in part to identify how a utility gas line would be extended from Race Street to serve the new townhomes. The Preliminary PUD application only requests approval for the townhome expansion area. Mr. Hopkins stated that the old Preliminary PUD approved a different roadway configuration. Ms. Bird responded that the previously approved preliminary PUD has lapsed.

With no further questions for City staff, Acting Chair Fitch opened the public hearing and asked for any public comments.

Carl Webber, attorney for Clark-Lindsey Village, Inc., introduced Deb Reardanz of Clark-Lindsey; Jerry Walleck and Ramu Ramachandran of Perkins Eastman; and Tom Berns, Clark-Lindsey Village Board. Mr. Webber stated that Ms. Bird presented most of the information that he was going to talk about. He added that there are particular advantages to a Continuing Care Retirement Community (CCRC). It provides the ability for a couple to stay together even when one person needs skilled nursing services and the can live independently.

Deb Reardanz, President and Chief Executive Officer of Clark-Lindsey Village, stated how the proposed expansion is important to the future of Clark-Lindsey Village. The expansion is a natural progression to bring Clark-Lindsey back to full capacity. They will be able to update their amenities and bring the best programs to their residents and to the community at large. Clark-Lindsey's future success and their commitment to their residents depend on them remaining competitive in this market. Regarding public access to the grounds, the sign at the Meadowbrook Park entrance is not meant to keep people out. It is meant to keep dogs on leashes and to keep roller bladers and fast moving wheels off the sidewalks. The public is welcome to walk on the grounds.

Ramu Ramachandran, project architect, introduced his professional team. He stated that Clark-Lindsey is a great neighbor to the Urbana Park District and great stewards of the land on which they are located. He showed the similarity between what is being proposed and what currently exists on the subject property. Rather than creating a "wall" of development along Meadowbrook Park, his team decided to lay out the townhouses so that the end of the units would face the park and visually extending the park into grounds. The low height and small scale along with the openness of the proposed units are the most important design factors to reducing the visual impacts on Meadowbrook Park. The types of materials being proposed to be used will blend in with the character of the park as well. He discussed the criteria that Clark-Lindsey required and talked about landscaping of the project.

Mr. Fitch asked which view in Exhibit E would be facing the park. Mr. Ramachandran referred to Page 2 of the elevation drawings. The end residential units will have windows facing the park so residents will be able to enjoy the park's view.

Mr. Otto asked why Clark-Lindsey did not follow the original street and building layout as previously approved by PUD. The proposed layout will require an increase in the amount of pavement needed. Jerry Walleck answered that Meadowbrook Park can now be viewed in the distance by residents of the existing Clark-Lindsey Village units. Had they developed the next phase as originally planned, it would have blocked the view of the park with a "wall" of new residences. After a lot of discussion amongst their team, they decided to turn the layout of the units so that the sides of the units face the park. This allows a funneling of the view of the park for the existing buildings. Each unit of the proposed buildings will still have some view of the park. Additionally, this new layout will create more of a pocket neighborhood with a higher level of community and more privacy. The old street layout would mean every unit would have cars

driving by, but the new townhouse clusters mean less traffic in front of homes. Furthermore, the proposed configuration of the road will also provide flexibility for future development along the south and southwest portion of the site.

Mr. Otto commented that Meadowbrook Park is a major asset for Urbana, and the path along the west side of the Park adjacent to the proposed townhomes is well used. The transition between the park edge and the new townhomes will need to be handled sensitively to address park users' concerns. Mr. Walleck replied that given the low scale and building orientation, and once landscaping takes hold, it will be hard to see where the park ends and Clark-Lindsey Village begins.

Mr. Fitch asked how much above grade the new residential units would be elevated from the ground level of Meadowbrook Park. Mr. Ramachandran stated that the east ends of the first floors will be elevated 4½ to 5 feet higher than the park path. Landscape plantings will help soften the views from the park path.

Mr. Hopkins asked about the elevation of the south building compared to the grade level elevation. Mike Rennor, Eriksson Engineering, replied that the grade where the south buildings will be constructed is sloped. To construct the buildings, they will level the area at the center point so the east side of the buildings will be above the grade level elevation.

Mr. Hopkins stated his concerns about the proposed configuration of the new roadway, which are as follows: 1) safety for residents backing out of existing garages, 2) emergency vehicle access and 3) approving a roadway configuration as part of a preliminary PUD that might impede or limit development in future phases.

Mr. Ramachandran replied that one reason for the proposed road configuration is to make it safer for residents backing out of their garages.

Concerning vehicular access, Ms. Bird commented that the Urbana Fire Department is comfortable with the street configuration for this phase because it does not require fire trucks to back up or turn around before being able to respond to a fire. The fire trucks can pull into the driveway and then back up in leaving.

With regards to Mr. Hopkins' third concern, Mr. Webber stated that Clark-Lindsey Village does not know at this time how many and what type of additional units they will build in future phases. When creating plans for future phases, they know they will have to make the plans fit around the proposed road configuration. Since this area of the property is a separately platted lot, Clark-Lindsey Village could have taken the position that they would develop it under the existing R-3 zoning meaning that there would have been no public review of the project. And arguably they would have had a right to have new street access on Windsor Road. But they agreed to continue development under a Planned Unit Development as they had done in previous phases.

Ms. Reardanz added that Clark-Lindsey Village Board has discussed their options for future developments phases. They do not feel that it would be good to present those options at this time,

because they do not know how the market is going to react to this phase. Clark-Lindsey is concerned about being flexible in developing future phases.

Mr. Ramachandran added that they have discussed different ways to configure the road and there are numerous issues to consider. He talked about how they want to protect the beautiful gardens that Clark-Lindsey has spent much time and money investing in. They do not want to place the road too close to the detention area and limit the possibility of future development on the south side of the road. They cannot eliminate the walking path that doubles as an emergency access road. They do not want to eliminate the existing gardens that Clark-Lindsey has invested a lot of time and money in creating.

Mr. Ramachandran also stated that they have come up with some excellent water management ideas to slow the water down.

Mr. Hopkins asked if they planned to use any impervious pavement in the cul-de-sacs. Mr. Walleck replied that they have to be careful with this because pavers can over time make an uneven surface for people with walkers to walk across. The pavement must support accessibility for elderly residents.

Mr. Hopkins asked residents of the southern townhouses will walk to the dining hall. Mr. Ramachandran responded that they are still considering connector points.

Tom Berns, Chairman of the Board for Clark-Lindsey Village, stated that they have worked with the Urbana Park District on several projects, including these applications. Clark-Lindsey Village has enjoyed working with the design team. He talked about his personal history with Clark-Lindsey Village and how he and his wife plan to live here someday. He stated that Clark-Lindsey's goal is *not* to maximize revenues. They just want to continue to have the finest facility of this type in the country. Clark-Lindsey's philosophy has been "However good we are today, we are going to be better tomorrow."

With no further comments, Acting Chair Fitch stated that the public hearing would be continued to the March 7, 2013 Plan Commission meeting.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: March 7, 2013

TIME: 7:30 P.M.

PLACE: Urbana City Building
City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Carey Hawkins-Ash, Andrew Fell, Tyler Fitch, Dannie Otto, Michael Pollock, Marilyn Upah-Bant

MEMBERS ABSENT: Lew Hopkins, Bernadine Stake, Mary Tompkins

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner II

OTHERS PRESENT: Tom Berns, Kathleen Holden, Vicki Mayes, Carol McKusick, L. Ramu Ramachandran, Deb Reardanz, Mike Rennor, Susan Taylor, Carl Webber, Ron Wilcox

CONTINUED PUBLIC HEARINGS

Plan Case No. 2202-PUD-13 and Plan Case No. 2203-PUD-13: A request by Clark-Lindsey Village, Inc. for preliminary and final approval to construct a Residential Planned Unit Development to include 16 townhouses in four one-story buildings on the northeast portion of the subject property located at 101 West and 201 East Windsor Road.

Robert Myers, Planning Manager, began his staff presentation for these two cases together by talking about Clark-Lindsey Village, Inc. He talked about the location of the proposed site and about the surrounding properties and existing land uses. He also discussed the zoning, which is R-3, Single and Two-Family Residential, and future land use designation of the subject property. He talked about the benefits of a continuing care retirement community, approval of previous PUD requests and site plan, and what Clark-Lindsey Village, Inc. is currently proposing to construct to expand their campus. He referred to a written communication that was received from David Wilson in opposition. He reviewed the development regulations for the R-3 Zoning District. He talked about the rationale behind City staff's recommendation for approval. He stated that the applicants are available to answer questions from the Plan Commission.

With no questions for City staff, Chair Pollock opened the public hearing and invited audience participation.

Carl Webber, Attorney for Clark-Lindsey Village, Inc., introduced several people who would be presenting on behalf of the applicant. He stated that since the previous Plan Commission meeting Clark Lindsey Village, Inc. has been rated 5 stars out of the 5 star rating system by the U.S. News & World Report in the nursing home rankings.

Mr. Webber stated that since the previous meeting, they have discussed alternative layouts for the future expansion of the road and decided that the proposed layout would best serve their needs. He stated that a representative from the Park District and a neighbor are present to speak about the proposed addition to the neighborhood.

Vicki Mayes, Executive Director of Urbana Park District, spoke in support of the proposed PUD requests. She stated that Clark Lindsey Village, Inc. and the Urbana Park District have worked well together in sharing a parking lot. They have discussed how to landscape the proposed site to both blend with and compliment Meadowbrook Park and to make a seamless border. She talked about the part of Meadowbrook Park that cuts into the Clark Lindsey Village property. She explained that this small area was purchased with federal funds by the Urbana School District to provide an entryway to the school grounds. When the Park District purchased the school's property, this small area of land came with it and it must remain in public ownership in perpetuity. They are working with Clark Lindsey to develop this area to be compatible with the park as well. Chair Pollock stated that Ms. Mayes submitted a written communication to City staff which was provided in the most recent packet.

Mr. Fitch asked if the Urbana Park District had any specific ideas of how they would like Clark Lindsey Village, Inc. to landscape the border of their property so that it would blend in and compliment Meadowbrook Park. Ms. Mayes replied that the Park District wants to develop the pathway to the east of Clark Lindsey Village into prairie and savannah.

Deb Reardanz, President and CEO of Clark Lindsey Village, Inc., talked about their relationship to the Urbana Park District. She stated that it is very important to them because having Meadowbrook Park as a neighbor is a big asset to the residents of Clark Lindsey Village. With regards to their relationship to the City of Urbana, she commented that if Clark Lindsey Village looks good, then the City of Urbana looks good, which is why the proposed expansion is an important project. Clark Lindsey Village has hosted many community events, and their residents are very active in the Urbana community. Clark-Lindsey Village is also a large tax payer to the City of Urbana and the proposed expansion will be a significant impact to the real estate revenue. They are also an important partner to the University of Illinois by providing a student internship program and by allowing research to be conducted for the aging services field. She stated that the proposed project is critical to Clark Lindsey Village's future. It will allow them to evolve to meet the changing needs of the residents and future residents.

Mr. Fell asked about the construction phase timeline. Ms. Reardanz answered by saying that they intend to have Phase 1A and 1B constructed together. Construction is dependent upon the market's response to sales. They will use Phase I to receive the feedback needed to decide what they want to build in Phases 2 and 3.

Ramu Ramachandran, of Perkins Eastman, talked about his company. He designed the units to be constructed so that there would not be a wall of buildings facing the park. Clark Lindsey Village is concerned about its appearance from the view of Meadowbrook Park. They want to provide a natural and organic edge of landscaping to blend in with the park. He discussed elevations of the units.

Mr. Otto questioned if Mr. Ramachandran felt that they could build enough units in the future phases to reach the goal of 80 units. Mr. Ramachandran answered that it will be a bit of a challenge. He stated that the sole purpose for setting a total amount of 80 proposed units is so City staff could see what the traffic impact would be. Construction of future phases depends on the market of the units constructed in Phase I. Clark Lindsey Village should keep their options open as to whether they build one-story units, duplexes, etc. in the future to be able to meet their needs.

Tom Berns, Chairman of the Board for Clark Lindsey Village, talked about the arboretum facility at Clark Lindsey Village. Bob Chamberlain, retired from the University of Illinois, was one of the creators who envisioned what Clark Lindsey would look like. There is a variety of choices that they are trying to provide for residents – existing and future, which has not changed much from earlier designs. As Chairman of the Board and as a nearby neighbor, he believes the proposed expansion will blend in with and serve as an asset to the community.

Ms. Upah-Bant asked if the proposed expansion is a surprise to neighboring properties. Is this why some of them are opposed to the expansion? Mr. Berns replied that it should not be a surprise to anyone. Clark Lindsey Village has never been shy about what they are and what they plan to be. The plans for future phases that were designed in the 1970s are not much different than the plans being proposed.

With no further questions or comments from the audience, Chair Pollock opened the hearing up for Plan Commission discussion and/or motion(s).

Chair Pollock asked City staff if future phases would come before the Plan Commission and City Council. Mr. Myers said yes.

Mr. Fell questioned how long Clark Lindsey Village would have to complete Phase IB. Mr. Myers stated that they would have one year to begin construction. If they need an additional year, they can apply for an extension and get it approved administratively. If two years lapse before they start construction, then they would need to come back before City Council.

Mr. Fell asked if there is a deadline for completing the first phase. Mr. Myers said no. Ms. Reardanz added that it is Clark Lindsey Village's intention to build all 16 units. They will take reservations for the 16 units and begin building Phase IA. If they find there is not enough interest for Phase IB, then they will not build it.

Mr. Ash moved that the Plan Commission forward Plan Case No. 2202-PUD-13 to the City Council with a recommendation for approval including the two conditions as recommended by City staff. Mr. Fitch questioned whether there needed to be a motion and vote on each case or

could they be forwarded under one recommendation to the City Council. Chair Pollock answered that they could be forwarded together. Mr. Ash amended his motion to include Plan Case No. 2203-PUD-13. Mr. Fitch seconded the motion.

Mr. Fell commented that it is really hard to make single-story long, thin buildings look good; however, he feels that they have done an excellent job articulating the buildings. Therefore, he commended the architect for being able to do so and the owner for being willing to pay for it to be done.

Chair Pollock commented that the proposed expansion looks like a first class project.

Roll call on the motion was as follows:

Mr. Ash	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Otto	-	Yes
Mr. Pollock	-	Yes	Ms. Upah-Bant	-	Yes

The motion was passed by unanimous vote. Mr. Myers noted that these two cases would be forwarded to the Urbana City Council on March 18, 2013.