



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

m e m o r a n d u m

**TO:** Mayor Diane Wolfe Marlin and Members of the Urbana City Council  
**FROM:** Sheila Dodd, Community Development Services Director  
Kat Trotter, Planner II  
**DATE:** June 30, 2022  
**SUBJECT:** **An Ordinance Approving a Special Use Permit** (Champaign County Jail Consolidation at 502 South Lierman Avenue / Plan Case 2449-SU-22)

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### Introduction

Reifsteck Reid Architects, on behalf of Champaign County, requests a special use permit to expand the existing satellite adult detention center at 502 South Lierman Avenue to allow the County to consolidate operations that are currently split between the existing satellite and downtown adult detention centers. The downtown detention center is uninhabitable and was closed earlier this year. The satellite detention center was established in 1995 and considered a “government building,” which is permitted in the CRE, Conservation-Recreation-Education zoning district with a special use permit. Granting the special use permit would allow expansion of the existing operation, including an addition to the existing building. Section VII-7.A of the Urbana Zoning Ordinance permits the expansion of structures for a governmental use in any zoning district with a special use permit.

On June 9, 2022, the Plan Commission voted unanimously to forward the case to City Council with a recommendation to APPROVE the request with one condition.

### Background

The existing satellite adult detention center was originally allowed at this location as a government use with a special use permit in 1995.<sup>1</sup> A second special use permit was approved in 1999 to allow for the youth detention center expansion at 400 Art Bartell Road.<sup>2</sup>

In May of 2011, the National Institute of Corrections (NIC) evaluated the existing County jails, focusing on the downtown Champaign County Correctional Center at 204 East Main Street. The NIC found that the downtown facility was in “deplorable condition, with limited artificial and natural light, dingy colors and depressing ambience.” The NIC also cited disparate gender treatment and issues with treatment for inmates with special needs. In 2012, Champaign County engaged the Institute for Law & Planning Policy (ILPP) to assess the facility: it found that the downtown facility suffered from serious structural and mechanical issues, and cost-prohibitive staffing.

The downtown detention center was deemed uninhabitable and closed earlier this year. Inmates were sent to out-of-state detention centers, but this is not a long-term solution. The applicants have applied for a third special use permit to allow for the consolidation of the downtown and satellite detention

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<sup>1</sup> Ordinance No. 9495-107

<sup>2</sup> Ordinance No. 1999-02-012

centers by expanding the satellite facility and centralizing the majority of the County Correctional Facilities’ staffing and resources in that location. The proposed addition would allow detainees to be relocated away from Downtown Urbana to the satellite detention center site. It would also allow for the satellite facility to be brought into further compliance with NIC standards and the ILPP Master Plan.

**Description of Site and Area**

The site, 502 South Lierman Avenue, is approximately 20 acres and is located on the east side of South Lierman Avenue, between East Main Street and East Washington Street. The property is zoned CRE, Conservation-Recreation-Education. It is part of the 120-acre Champaign County complex, which includes the Brookens Administrative Center, Champaign County Juvenile Detention Center, Canaday and Prairie Parks, and other Champaign County offices. The adjacent properties are zoned R-4, Medium Density Multiple Family Residential (east); IN-2, Heavy Industrial (west); CRE, Conservation-Recreation-Education (south); and R-4, Medium Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential (north).

The following table identifies the current zoning and the existing and future land uses of the subject property and surrounding properties (see Exhibits A, B, and C).

Table 1. Zoning and Land Use

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	CRE, Conservation-Recreation-Education	Champaign County Detention Center	Institutional
<b>North</b>	R-4, Medium Density Multiple-Family Residential R-6, High Density Multiple-Family Residential	ILEAS Training Center, Canaday Park & County Offices	Institutional
<b>South</b>	CRE, Conservation-Recreation-Education	Brookens Administrative Center & County Offices & Prairie Park	Institutional & Park
<b>East</b>	R-4, Medium Density Multiple-Family Residential	Juvenile Detention Center & University Rehabilitation Center	Light & Heavy Industrial
<b>West</b>	IN-2, Heavy Industrial	Dart Container Manufacturer	Institutional & Park

**Proposed Use**

Champaign County would like to consolidate the existing satellite and downtown detention centers at its 502 South Lierman Avenue facility. The downtown facility is in deplorable condition and was closed earlier this year. Champaign County requests a special use permit to expand the satellite jail, so that the downtown facility’s operation can be moved to that location. An addition would be constructed on the eastern side of the site behind the existing building. This consolidation is part of the master plan of improvements to Champaign County’s correctional system.

The satellite jail has a current capacity of 141 beds, based upon dayroom sizes and plumbing fixture counts. Only four percent (4%) of the satellite jail’s capacity is single-occupancy cells, well below the

minimum ten percent (10%) required by the American Correctional Association.<sup>3</sup> The applicants state that this is operationally insufficient, as inmates are faced with serious security, behavioral, and health challenges in multiple-occupancy cells. The expansion would include two new housing pods: one with 49 beds and one with 29 beds, which would address the deficiency in single-occupancy cells. The new total capacity would be 219 standard-compliant beds.

As a first priority, the 29-bed housing pod would provide cells for inmates with special needs. This pod would include four negative pressure medical observation/separation cells, and six units containing two-to-five single-occupancy rooms. The 49-bed housing pod would provide cells for the general male and female populations. Sight and sound separation between males and females is important. The footprint of the pod is intended to accommodate the female population plus overflow male population. It would be flexible in accommodating the wide fluctuations in the population without losing significant housing capacity. It is based on double-occupancy cells, except for two units that together provide nine single-occupancy cells. The expansion would minimize ingress/egress access complications and potential safety complications (falls, pushes down stairways, etc.) between the two housing pods.

## **Discussion**

### **Requirements for a Special Use Permit**

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The existing satellite detention center has been at this location since 1995. The site is accessible by major roadways, East Main Street and East Washington Street, and is located near other governmental/institutional uses, including the Champaign County administrative building, Juvenile Detention Center, and other County offices, as well as University Rehabilitation Center of C-U and METCAD. It is not adjacent to any residential uses. The proposed addition to the satellite detention center would allow for the consolidation of the downtown and satellite facilities and would centralize the majority of the County Correctional Facilities' staffing and resources in one location. The requested special use permit would only allow the current governmental use to be expanded; it would not allow a change in use.

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

The downtown detention facility is uninhabitable and was recently closed, and the satellite detention facility is out of compliance with NIC and ILPP standards for correctional facilities. The special use permit would allow for the expansion of the existing satellite facility to bring it further into compliance with ACA standards, and to allow for the relocation of detainees out of Downtown Urbana. The consolidation of the downtown and satellite facilities will add single-occupancy cells, which will address the current security, behavioral, and health challenges. The new housing pods would be built to current standards for correctional centers, and would accommodate male and female inmates and inmates with special needs. The requested special use permit would not be unreasonably injurious or detrimental to the district, as the satellite and juvenile detention centers already exist in the area.

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<sup>3</sup> Exhibit F – Special Use Permit Application

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

Champaign County wants to expand the satellite detention center to consolidate the operations of the two existing facilities. Governmental uses are permitted in any zoning district with a special use permit. The use as a correctional facility will remain the same and is consistent with the future land use designation for the property. The existing satellite detention center already conforms to the standards of, and preserves the essential character of, the surrounding area, as it has operated at this site since 1995 and is surrounded by other governmental and institutional uses. The building addition would be located on the eastern side of the site behind the existing building.

In addition to the requirements in Section VII-4.A of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare and to carry out the purposes of this Ordinance, including but not limited to conditions that:

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

## **Public Input & Plan Commission**

Staff published a legal ad in the News-Gazette to notify the public of the request and public hearing 15 days prior to the Plan Commission meeting. Staff also sent letters to 13 neighboring property owners (within 300 feet of the subject property) notifying them of the request, and posted a public hearing sign on the property. Staff did not receive any public input regarding the requested special use permit.

On June 9, 2022, the Plan Commission held a public hearing on this case. Three members of the applicant team spoke at the public hearing. No members of the public spoke at the meeting, and no letters of public input were received prior to the meeting. The Plan Commission asked the applicants how the proposed expansion would affect nearby park uses. Champaign County explained that they have a good relationship with the Urbana Park District, and the expansion would not affect any of the nearby parks. The Plan Commission also asked about the proposed building, landscaping, and stormwater detention for the addition. Champaign County explained that the building expansion would be brick masonry, to match the existing jail. The plans for expansion would also be reviewed by the State of Illinois. The site would remain grassed, with minimal plantings, and stormwater detention is already provided in two detention basins on-site now. After no further discussion, the Plan Commission voted to forward the case to City Council with a recommendation to approve the request (seven ayes, zero nays).

## Summary of Findings

1. Reifsteck Reid Architects, on behalf of Champaign County, requests a special use permit to allow an expansion of the Champaign County detention center at 502 South Lierman Avenue in the CRE, Conservation-Recreation-Education zoning district.
2. Section VII-7.A of the Urbana Zoning Ordinance permits the expansion of structures for a governmental use in any zoning district with a special use permit.
3. The proposed use would be conducive to the public at this location, as the existing satellite detention center has operated at this location since 1995, and is located near other governmental/institutional uses. The special use permit would allow for the consolidation of the downtown and satellite detention centers and would relocate detainees out of Downtown Urbana.
4. The proposed use would not be injurious or detrimental to the CRE zoning district or injurious to the general public, as the expansion would bring the existing detention center into further compliance with ACA standards, and improve the security, health, and behavioral quality for the County's inmates.
5. The proposed use is the same as the existing use: a governmental detention facility in the CRE zoning district. The existing satellite detention center already conforms to the standards of, and preserves the essential character of, the surrounding area, as it has operated at this site since 1995 and is surrounded by other governmental and institutional uses.

## Options

City Council has the following options in Plan Case 2449-SU-22:

1. Approve the Ordinance; or
2. Approve the Ordinance with certain terms and conditions; or
3. Deny the Ordinance. If the City Council elects to do so, it should articulate the findings supporting its denial.

## Recommendation

On June 9, 2022, the Plan Commission voted with seven ayes and zero nays to forward Plan Case No. 2449-SU-22 to the City Council with a recommendation for APPROVAL with the following condition:

1. That the addition to the satellite jail generally conforms to the attached site plan in Ordinance Attachment A.

Staff concurs with the Plan Commission recommendation.

Attachments: Exhibit A: Location Map  
Exhibit B: Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Site Plan  
Exhibit E: Site Photos

Exhibit F: Special Use Permit Application  
Exhibit G: Plan Commission Meeting Minutes 6-9-2022

cc: Reifsteck Reid Architects, Applicants

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(Champaign County Jail Consolidation at 502 South Lierman Avenue / Plan Case 2449-SU-22)**

**WHEREAS**, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

**WHEREAS**, Reifsteck Reid Architects, on behalf of Champaign County, has petitioned the City for approval of a special use permit to allow an expansion of the Champaign County detention center at 502 South Lierman Avenue in the CRE, Conservation-Recreation-Education zoning district; and

**WHEREAS**, the proposed use would be conducive to the public at this location, as the existing satellite detention center has operated at this location since 1995, and is located near other governmental/institutional uses. The special use permit would allow for the consolidation of the downtown and satellite detention centers and would relocate detainees out of Downtown Urbana; and

**WHEREAS**, the proposed use would not be injurious or detrimental to the CRE zoning district or injurious to the general public, as the expansion would bring the existing detention center into further compliance with ACA standards, and improve the security, health, and behavioral quality for the County’s inmates; and

**WHEREAS**, the proposed use is the same as the existing use: a governmental detention facility in the CRE zoning district. The existing satellite detention center already conforms to the

standards of, and preserves the essential character of, the surrounding area, as it has operated at this site since 1995 and is surrounded by other governmental and institutional uses; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on June 9, 2022, and voted with seven (7) ayes, and zero (0) nays to forward Plan Case 2449-SU-22 to the Urbana City Council with a recommendation to approve the request for a special use permit, subject to the condition specified in Section 1 herein; and

**WHEREAS**, approval of the special use permit, with the condition set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that section of the Ordinance; and

**WHEREAS**, the City Council, after due consideration, finds that approving a special use permit as herein provided is in the best interests of the residents of the City and is desirable for the welfare of the City's government and affairs.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Urbana, Illinois, as follows:

**Section 1.**

An Ordinance is hereby enacted and a special use permit is hereby approved to allow an expansion of the Champaign County detention center at 502 South Lierman Avenue in the CRE, Conservation-Recreation-Education zoning district with the following condition:

1. That the addition to the satellite jail generally conforms to the attached site plan in Ordinance Attachment A.

**LEGAL DESCRIPTION:**

The northern 800 feet of the western 1,100 feet of the southern 1,675.73 feet of the East 42 rods of the West Half of the Northeast Quarter and the East half of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, situated in the City of Urbana, Champaign County, Illinois.



Commonly known as 502 South Lierman Avenue, Urbana, Illinois.  
P.I.N.: 92-21-16-200-024

**Section 2.**

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSTENTIONS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

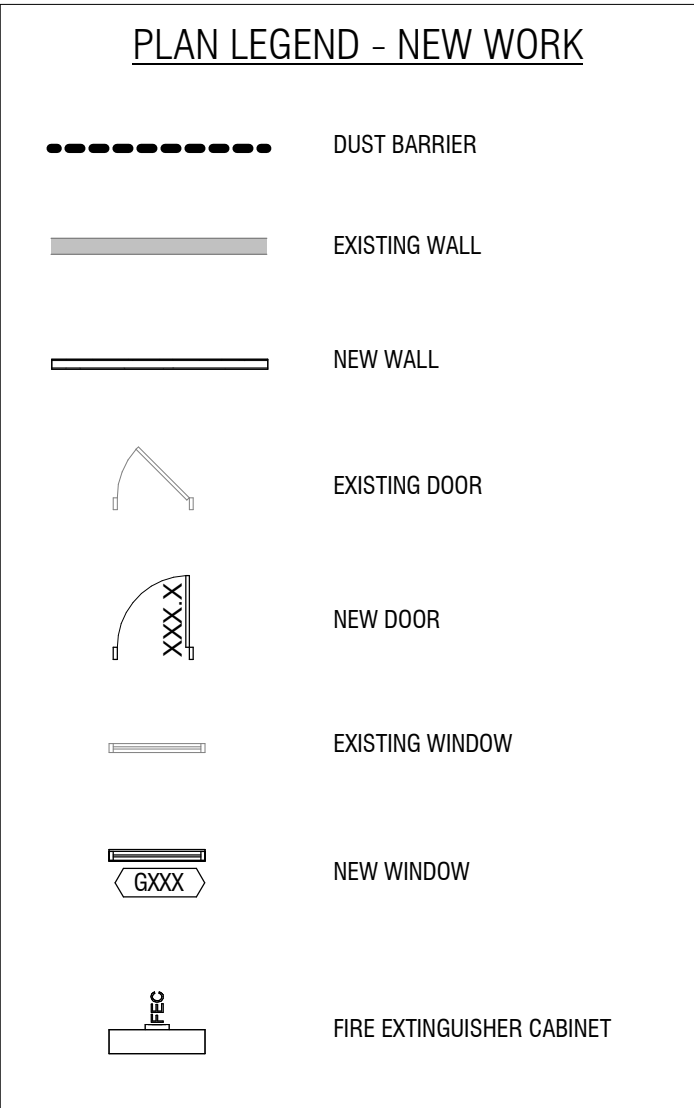
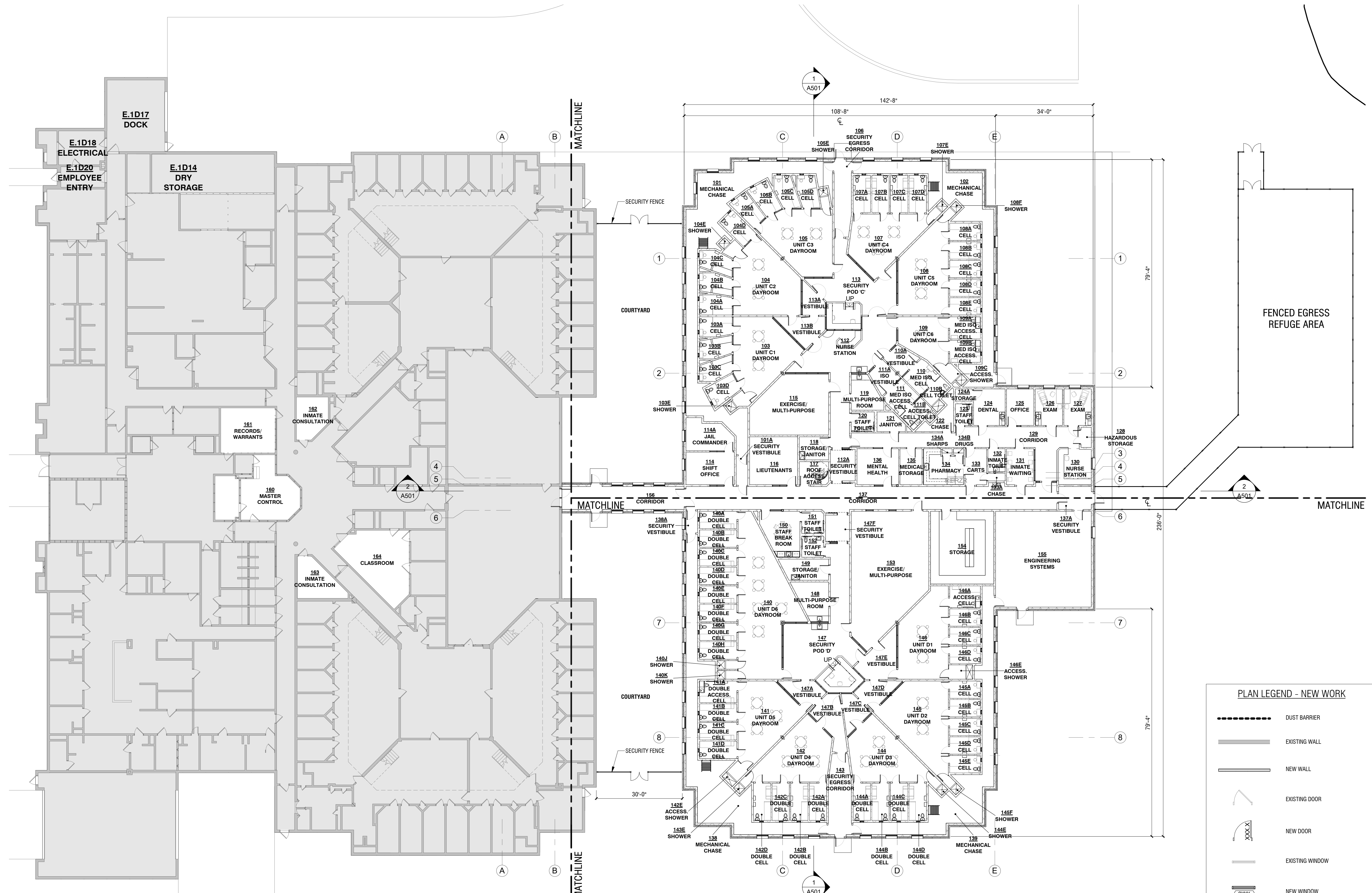
**APPROVED BY THE MAYOR** this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

# ORDINANCE ATTACHMENT A

These drawings and specifications are the property and copyright of Reifsteck Reid & Company Architects and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

REVISIONS	No.	Date	Description



**1 FLOOR PLAN**  
 FIRST FLOOR  
 A101 1/16" = 1'-0"

**CHAMPAIGN COUNTY SATELLITE JAIL - JAIL CONSOLIDATION**  
 502 S Lierman Ave  
 Urbana, IL 61802

SCHEMATIC DESIGN

OVERALL FLOOR PLAN

DATE 16MAR22 SHEET  
 PROJECT 202190 **A101**


4/20/2022 10:55:02 AM

# Exhibit A - Location Map



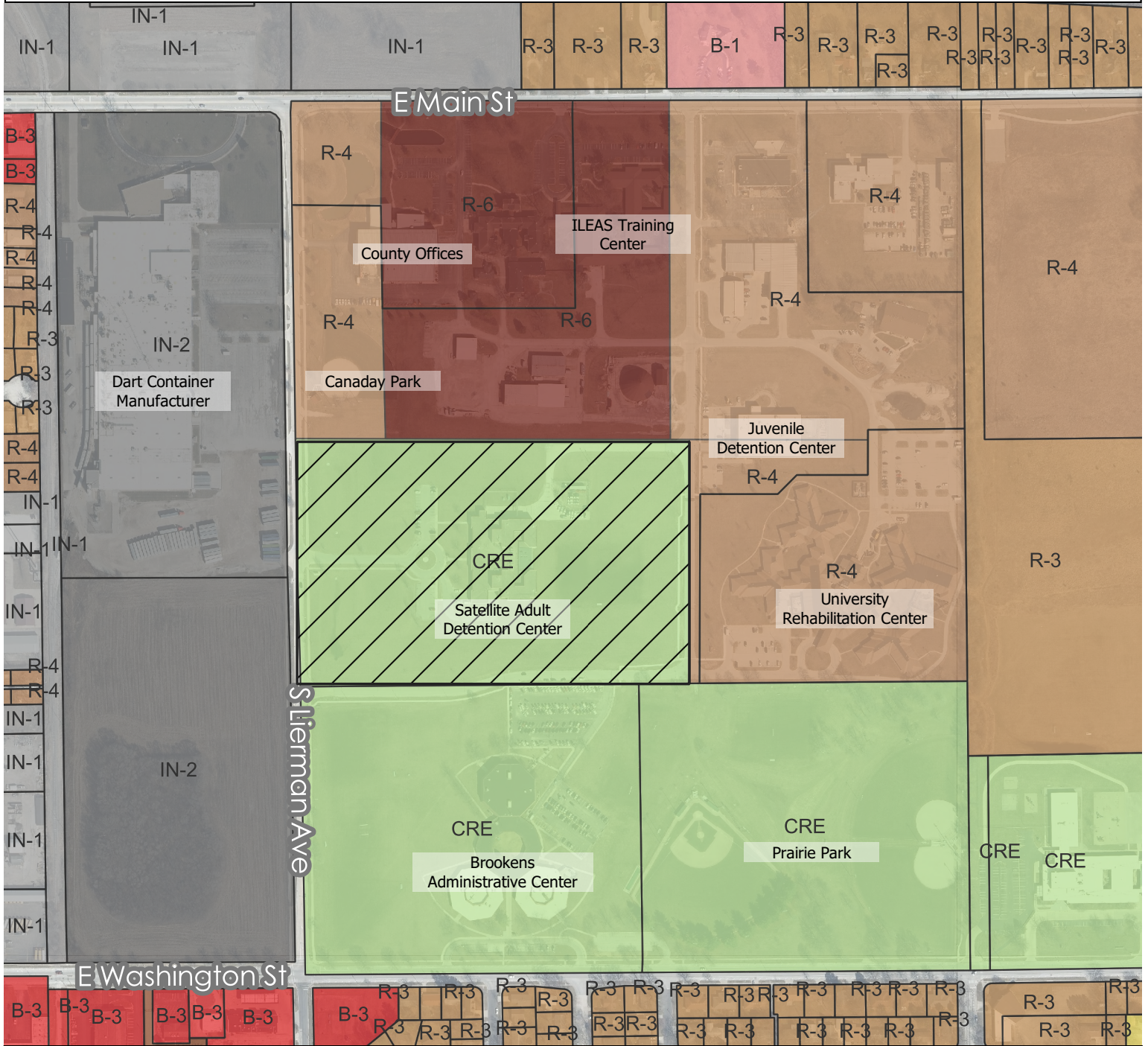
Case No. 2499-SU-22  
Subject Champaign County Jail Consolidation  
Address 502 S. Lierman Ave.  
Petitioner Chris Bieser, Reifsteck Reid Architects

### Legend

 Subject Property  
Urbana\_2020












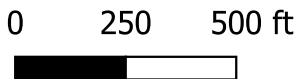
# Exhibit B - Zoning Map



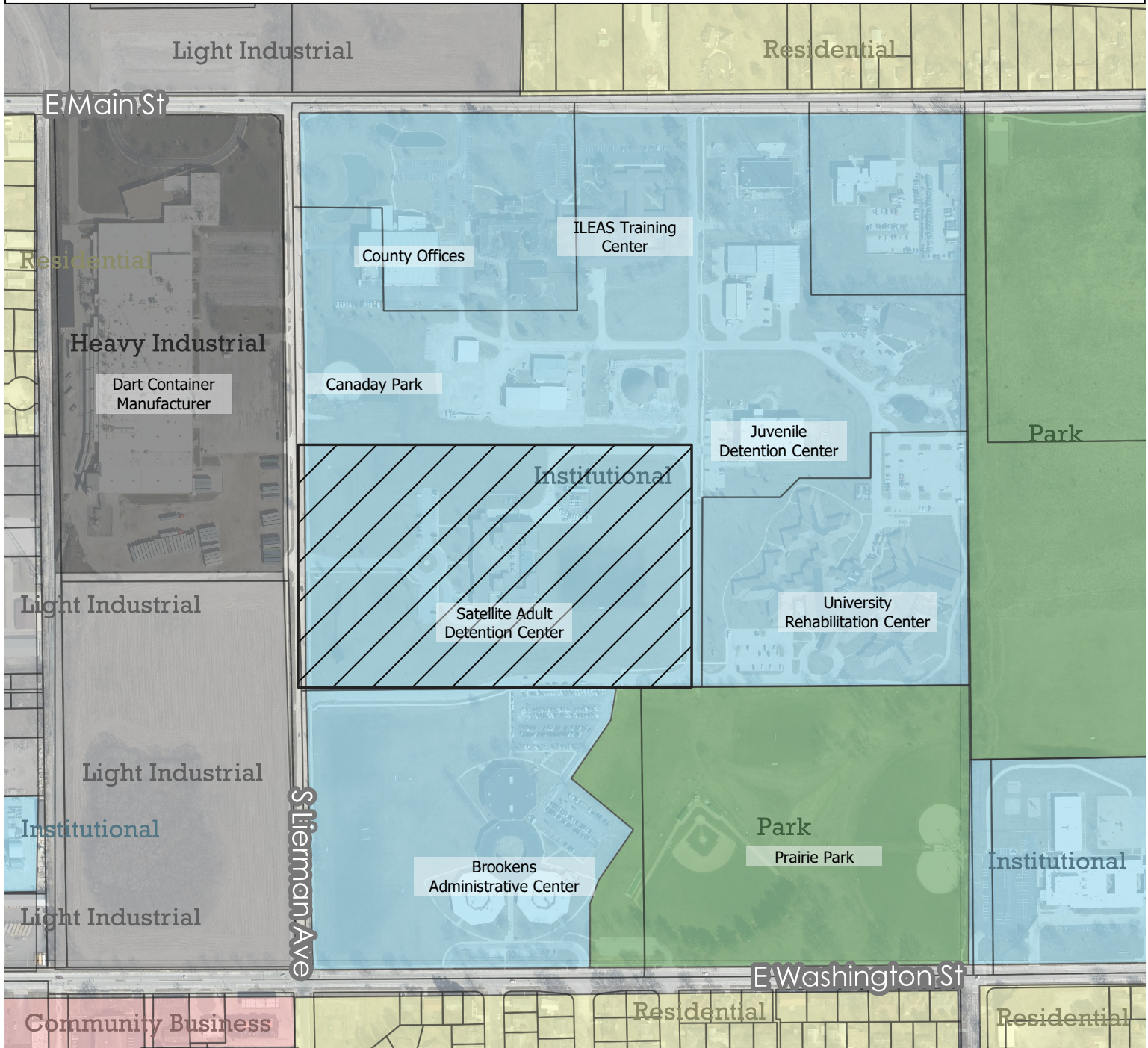
Case No. 2499-SU-22  
 Subject Address Champaign County Jail Consolidation  
 502 S. Lierman Ave.  
 Petitioner Chris Bieser, Reifsteck Reid Architects

## Legend

-  Subject Property
- Zoning**
-  B-1
-  B-3
-  CRE
-  IN-1
-  IN-2
-  R-3
-  R-4
-  R-5
-  R-6



# Exhibit C - Future Land Use Map



Case No.  
Subject  
Address  
Petitioner

2499-SU-22  
Champaign County Jail Consolidation  
502 S. Lierman Ave.  
Chris Bieser, Reifsteck Reid Architects

### Legend

-  Subject Property
-  Community Business
-  Heavy Industrial
-  Institutional
-  Light Industrial
-  Park
-  Residential

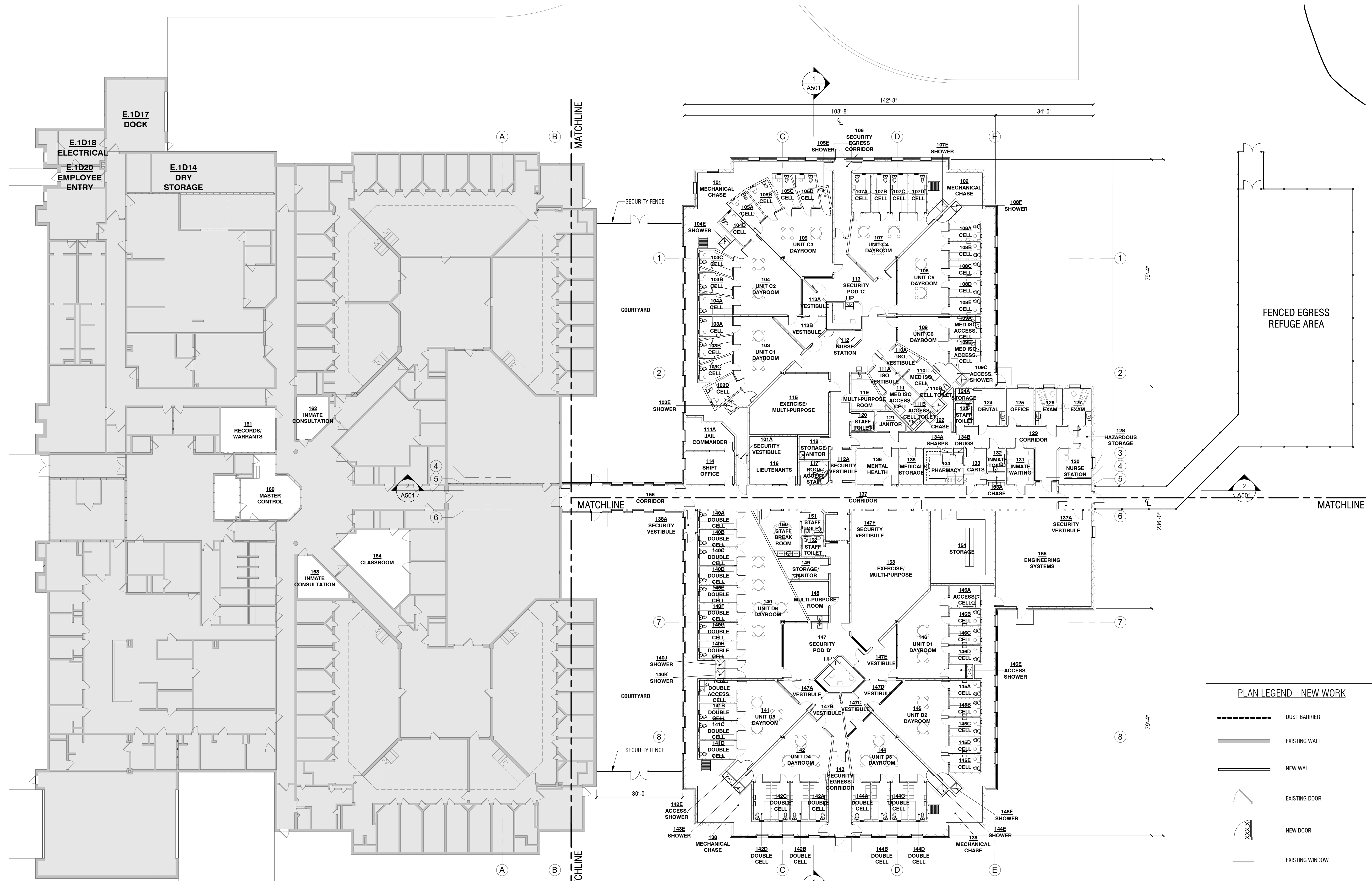


Urbana\_2020

# EXHIBIT D - SITE PLAN

These drawings and specifications are the property and copyright of Reifsteck Reid & Company Architects and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

REVISIONS	No.	Date	Description



**1 FLOOR PLAN**  
 FIRST FLOOR  
 1/16" = 1'-0"

**PLAN LEGEND - NEW WORK**

	DUST BARRIER
	EXISTING WALL
	NEW WALL
	EXISTING DOOR
	NEW DOOR
	EXISTING WINDOW
	NEW WINDOW
	FIRE EXTINGUISHER CABINET

**CHAMPAIGN COUNTY SATELLITE JAIL - JAIL CONSOLIDATION**  
 502 S Lierman Ave  
 Urbana, IL 61802

SCHEMATIC DESIGN

OVERALL FLOOR PLAN

DATE	16MAR22	SHEET	
PROJECT	202190		<b>A101</b>

4/20/2022 10:55:02 AM

**EXHIBIT E – SITE PHOTOS**







# EXHIBIT F - SPECIAL USE PERMIT APPLICATION



## Application for Special Use Permit

## PLAN COMMISSION

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

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 05-11-2022 Plan Case No. 2449-SU-02  
Fee Paid - Check No. 19344 Amount \$200.00 Date 05-11-2022

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section V-1 of the Urbana Zoning Ordinance to allow **(Insert proposed use)** addition to existing detention center on the property described below.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Chris Bieser**

Phone: **217-351-4100**

Address (street/city/state/zip code): **909 Arrow Road, Champaign, IL 61821**

Email Address: **cbieser@rr-arch.com**

#### 2. PROPERTY INFORMATION

Address/Location of Subject Site: **502 S. Lierman Ave., Urbana, IL 61802**

PIN # of Location: **92-21-16-200-024**

Lot Size: **51.24 Acres (Recorded Acreage per GIS Website)**

Current Zoning Designation: **CRE**

Current Land Use (vacant, residence, grocery, factory, etc): **Adult Detention Center**

Proposed Land Use: **Adult Detention Center**

Legal Description (If additional space is needed, please submit on separate sheet of paper):

**The northern 800 feet of the western 1,100 feet of the southern 1,675.73 feet of the East 42 rods of the West Half of the Northeast Quarter and the East half of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Median, situated in the City of Urbana, Champaign County, Illinois.**

### 3. CONSULTANT INFORMATION

**Name of Architect(s):** Reifsteck Reid & Company Architects Phone: 217-351-4100

**Address (street/city/state/zip code):** 909 Arrow Road, Champaign, IL 61821

**Email Address:** cbieser@rr-arch.com

**Name of Engineers(s):** Civil Design, Inc. Phone: 217-340-0350

**Address (street/city/state/zip code):** 307 E Washington Avenue, Effingham, IL 62401

**Email Address:** wkistler@civildesigninc.com

**Name of Surveyor(s):** Civil Design, Inc. Phone: 217-340-0350

**Address (street/city/state/zip code):** 307 E Washington Avenue, Effingham, IL 62401

**Email Address:** wkistler@civildesigninc.com

**Name of Professional Site Planner(s):** Civil Design, Inc. Phone: 217-340-0350

**Address (street/city/state/zip code):** 307 E Washington Avenue, Effingham, IL 62401

**Email Address:** wkistler@civildesigninc.com

**Name of Attorney(s):** Phone:

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

**Email Address:**

### 4. REASONS FOR SPECIAL USE PERMIT

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

**See attached page 2a**

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

**See attached page 2a**

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

**See attached page 2a**

**#4. Reasons for Special Use Permit**

Explain how the proposed use is conducive to the public convenience at the location of the Property:

The existing Satellite Jail is located at Lierman Avenue, accessible by major roadways East Main Street and East Washington Street, in an area of several pre-existing governmental/institutional uses, including the Champaign County Regional Planning Building, Juvenile Detention Center, University Rehabilitation Center of C-U, METCAD 911, Champaign County Coroner, and the Illinois Law Enforcement Alarm System Training Center. The proposed addition to the existing Satellite Jail is for consolidating the detainee population at one location, relocating detainees away from the Downtown area and closing the Downtown Jail. This consolidation reallocates the majority of County Correctional Facilities' staffing resources to one location. Since this site is already the home to the existing Satellite Jail, the use would remain the same as the existing governmental/institutional use it currently has and would not negatively affect adjacent uses. The existing site does not directly abut any existing residential uses.

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

Our firm was retained by the County in 2014 to complete facility audits of the two jail facilities and to prepare a master plan of improvements to the correctional system in the County. Our team was given information from previous studies.

Based upon the Sheriff's request, the National Institute of Corrections (NIC) sent consultants Warren Cook and Mark Martin to Champaign to provide short-term assistance evaluating the existing county jails, focusing on the Downtown Jail. They were on-site on May 2 & 3, 2011 to evaluate the facilities and meet with local officials to discuss their findings and recommendations. The visit was followed by a report documenting their efforts. Their findings are capsulized below.

**Comments regarding the Downtown Jail:**

- "Deplorable" conditions [Quotation marks added.].
- Disparate gender treatment.
- Issues with special needs inmates.
- Limited artificial and natural light, dingy colors – "depressing" ambience [Quotation marks added.].
- Debilitated plumbing, electrical, HVAC, security systems.
- Lack of programs for females, special needs.

The County had also previously engaged The Institute for Law & Policy Planning (ILPP) in 2012. In the report ILPP drew a variety of conclusions and made multiple recommendations regarding Champaign County's jails. These are summarized below.

- Downtown jail suffers from "serious structural and mechanical issues" and "cost-prohibitive staffing." (Page 10)
- "This study makes no final facility choices among the options proposed." (Page 10)

- "Next step": "pursue long-range planning for County facilities." (Page 11)
- "Deferred maintenance eventually results in a significant step up in costs to replace or expand facilities and staffing." (Page 13)
- The county "suffers from structurally and mechanically deficient jail facilities that encourage use of outdated and inefficient modes of supervision. (Page 14)
- "Neither of the jail facilities currently offers the flexible range of housing options needed for the range of offenders that a jail typically handles." (Page 14)
- "Facility maintenance has also been seriously deferred, requiring difficult decisions due to the significant step up in costs required to allow the jails to meet standards." (Page 14)
- "Jail facilities that encourage outdated and inefficient modes of operation...." (Page 14)
- "Due to the structural deficiencies, proper segregation of special needs, mental health and medical inmates has NOT been feasible." (Page 14)

In 2015, our team provided the County Board with an Audit of the facilities that cited many of the same concerns from the two previous studies. We also determined costs to repair and remodel the facility to be more effective, including staffing scenarios to continue to staff two facilities. Faced with the construction and staffing costs, the County voted to abandon the Downtown Jail and only consider additions to the Satellite facility in the Master Plan.

The proposed solution continues to be located at the Satellite Jail site thus assuming the total abandonment of the Downtown jail, but not the downtown law enforcement operations.

The proposed updated plan will add a total of 78 new beds to the Satellite facility, 30 of which are in single occupancy cells. These beds will replace most of those abandoned at the Downtown facility while also addressing critical housing needs now insufficiently met.

The project's overall goals are listed below.

1. Attain compliance with current jail standards and modern detention and corrections practices.
2. Consolidate facilities for more efficient staffing, administration, and service delivery (NOTE: Jail only; does not apply to law enforcement).
3. Resolve critical deficiencies in housing for special needs and female inmates.
4. Resolve critical space and design shortcomings that impair the safe and effective operation of the jail.
5. Create program, health care and exercise spaces that better facilitate inmate well-being.
6. Resolve pertinent mechanical, electrical, structural, plumbing, architectural and security system shortcomings.
7. Create a flexible solution that ensures that the most critical needs are addressed but which allows less critical needs to be met in later phases if necessary.
8. Create a solution that can be logically and efficiently expanded in future decades as needed.

Current capacities at the two facilities are as follows:

Downtown Jail – 113 beds

Satellite Facility – 182 beds

Total – 295 beds

It should be noted that coming into compliance with standards is also important in the Master Plan. Applying the standards to the Satellite facility REDUCES the capacity to 141 beds (based upon dayroom sizes and plumbing fixture count).

The addition is planned to add two housing pods, one with 49 beds and one with 29 beds.

Total new capacity is 141 beds + 78 beds = 219 standards compliant beds.

It should be noted that only 4% of the Satellite's capacity is currently in single occupancy cells. This falls well below the minimum 10% set by the ACA standards. The proposed addition addresses this deficiency.

Practically speaking, it is also insufficient operationally given the serious security, behavioral and health challenges posed by many individuals in the inmate population. For them, single occupancy is the most appropriate setting in which to be housed. Consolidation of housing at the Satellite will alleviate this critical shortfall.

#### **CONCEPTS FOR REPLACEMENT HOUSING**

This new Master plan update is based on addressing jail priorities 1 through 3 above for inmate housing in the following manner:

One 29-bed housing pod for Special Needs (priority #1). The footprint of this pod allows for four (4) negative pressure medical observation/separation cells, 6 units of from two to five single occupancy rooms. The pod is to be developed in the indirect staff surveillance mode similar to the existing housing pods. Pod security is enhanced by CCTV cameras and communications linked to Master Control.

One 49-bed housing pod for male and female general population (priorities #2 & 3). The footprint of this pod is intended to accommodate the female population plus overflow male population. The pod is to be flexible in accommodating the wide fluctuations in the female population without losing much if any housing capability. It is based on double occupancy cells except for two small units that together provide a total of 9 single occupancy cells. Sight and sound separation between males and females is key. The pod is to be developed in the indirect staff surveillance mode similar to the existing housing pods. Pod security is enhanced by CCTV cameras and communications linked to Master Control.

The square footage need projected, and the shapes to be shown on the drawings, for the two new housing pods is based upon single level designs. That is, there are no second tiers of cells as there are in existing Pods A & B.

A single level design is highly appropriate for the 29-bed Special Needs pod given the condition, challenges and needs of the population to be housed there. It is also highly practical for the remaining pod because the following complications are avoided:

- egress and access complications during emergencies and in general,
- the possible need for elevators,
- falls/pushes down stairways,

- suicide attempts from the second tier,
- expensive two-story tall custom-designed security-glazed interior dayroom view panels,
- extra maintenance issues in cleaning tall windows,
- extra challenges in washing and cleaning second tier areas,
- the cost of custom steel walkway railings and stairs, and
- servicing light fixtures and devices in a two-story tall dayroom ceiling.

Each replacement pod also includes the following spaces:

- a staff control position,
- a naturally lit exercise/multi-purpose room,
- a sick call/counseling room,
- a small program room,
- video visiting space,
- a staff toilet and
- a janitor/storage room.

Having these components on pod greatly reduces the need for inmate movement, thus they reduce demands for staff time from personnel outside of the pod. They also make pod staff more independent which also reduces demands for outside staff time.

Natural light is a key feature of the replacement pod concepts. The concepts attempt to effectively introduce natural light to the dayrooms and to the cells. Natural light helps normalize the confinement environment and marks a significant difference from the limited natural light available in existing housing. This difference can help support the inmate classification system by offering the tangible reward of a better environment for good behavior.

The proposed addition to the existing detention center will continue to provide the same level of extensive security measures and would be entirely compatible with the existing use.

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

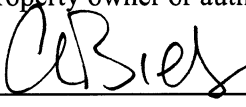
The essential character of the CRE district will be preserved because the existing County Jail's governmental use will not be changed, just expanded. The proposed addition will comply with all applicable zoning standards and will be compatible in character with the existing building's design. The existing dry bottom basin for storm water detention will be enlarged to account for the additional runoff generated by this project. The main purpose of the proposed addition is to consolidate the detainee population for the benefit of detention center staff, making their work more efficient and safer.

**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.

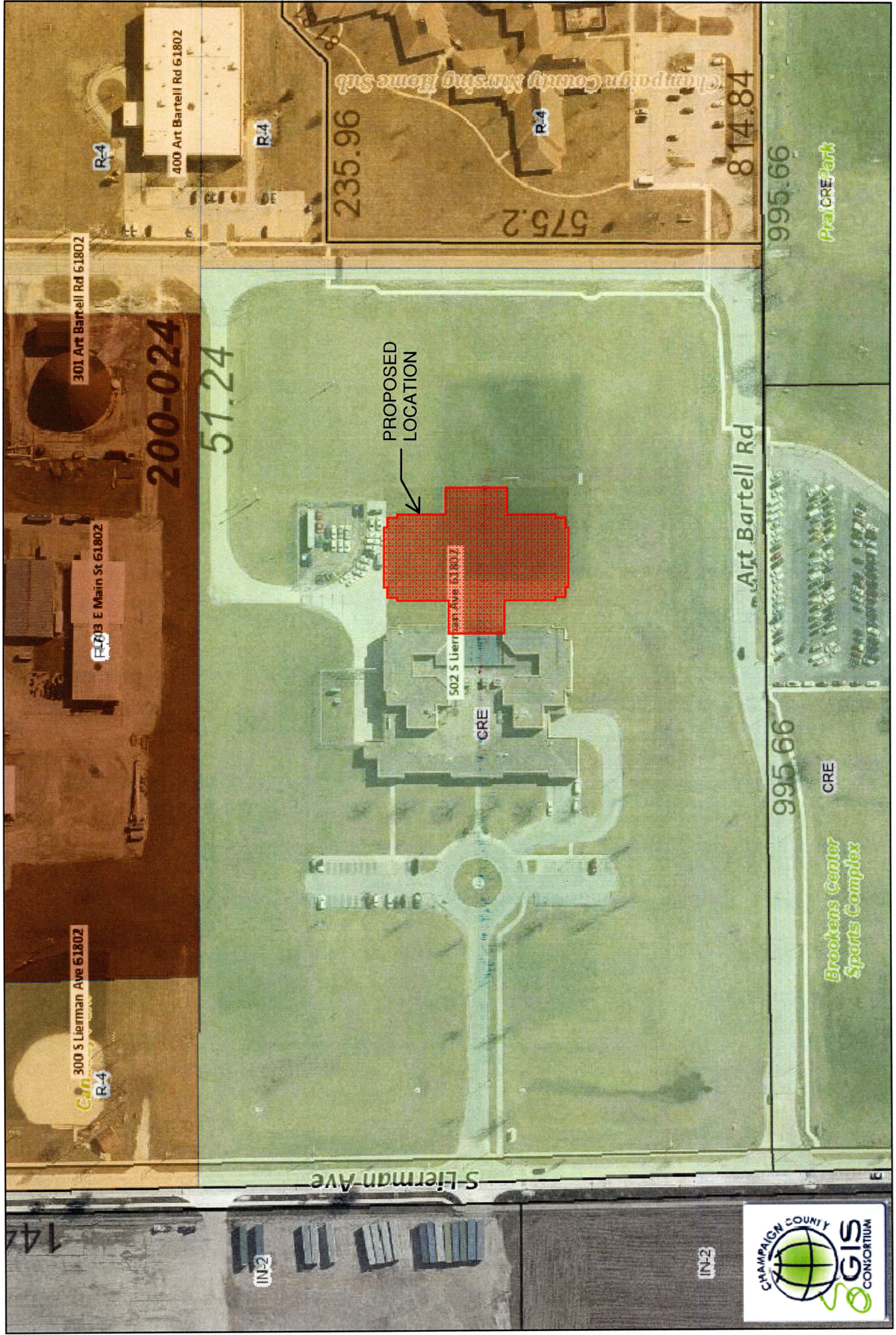
  
\_\_\_\_\_  
Applicant's Signature

5/10/22  
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

# GIS Webmap Public Interface Champaign County, Illinois





**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** June 9, 2022

**TIME:** 7:00 P.M.

**PLACE:** Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

**PLAN COMMISSION**

**MEMBERS ATTENDING:** Dustin Allred, Jane Billman, Andrew Fell, Lew Hopkins, Debarah McFarland, Karen Simms

**PLAN COMMISSION**

**MEMBER REMOTING:** Will Andresen (via Phone)

**MEMBERS EXCUSED:** Chenxi Yu

**STAFF PRESENT:** UPTV Camera Operator; Marcus Ricci, Planner II; Kat Trotter, Planner II

**PUBLIC PRESENT:** Jim Hampton, Dustin Heuerman, Eric Kraft, Adrienne Kim, Darlene Kloepfel, Brant Muncaster, Chuck Reifsteck

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**1. NEW PUBLIC HEARINGS**

**Plan Case No. 2449-SU-22 – A request by Chris Bieser, Reifsteck Reid Architects, on behalf of Champaign County, for a Special Use Permit to allow an expansion of the Champaign County detention center at 502 South Lierman Avenue in the CRE, Conservation-Recreation-Education Zoning District.**

Chair Allred opened Plan Case No. 2449-SU-22. Kat Trotter, Planner II, presented this case to the Plan Commission. She began by stating the purpose for the proposed Special Use Permit, which is to allow the expansion of the existing satellite adult detention center so Champaign County can consolidate operations that are currently split between the existing satellite detention center and the downtown adult detention centers. She noted the location of the proposed expansion on the subject property. She stated the zoning, existing land use and Future Land Use designations of the property and of the adjacent neighboring properties. She talked about and showed the layout of the proposed expansion of the existing building. She reviewed the requirements for a Special Use Permit according to Section VII-4.A of the Urbana Zoning Ordinance and read the options of the Plan Commission members. She presented staff's recommendation for approval with the following

condition: *The addition to the satellite jail generally conforms to the Site Plan, Exhibit D of the staff report.* She stated that the applicants were available to answer questions from the Plan Commission.

Chair Allred asked if the Plan Commission members had any questions for City staff.

Ms. Billman asked if there was a drawing or photo of what the exterior of the addition would look like. Ms. Trotter explained that the applicant had submitted drawings of the exterior during the pre-application process; however, staff mainly focused on floor plans and site plans for the development.

Chair Allred stated that this area has been used for sports fields in the past. Ms. Trotter said that the Urbana Park District was notified about the proposed expansion plans. She said that the Park District had not made any comment to her about the plans. The Park District is planning to do some prairie park renovations, and they will be closing down a few of the sports fields.

Ms. Billman stated that she drove out to the site and noticed there was not much close to the existing center. Ms. Trotter stated that it is a large site, measuring at least 20 acres for the detention center.

Chair Allred reviewed the procedure for a public hearing. He then opened the hearing for public input.

Chuck Reifsteck, Brant Muncaster, and Darlene Kloepfel approached the Plan Commission to speak on behalf of the applicant, Reifsteck Reid Architects.

Ms. Kloepfel stated that they are very conscious that the space they use is shared with the Urbana Park District. They will continue the relationship with them as much as possible. The area where the expansion will occur is not currently used as one of the sports fields.

Mr. Reifsteck stated that the exterior of the building would be brick masonry, and the forms would be consistent with the existing building; however, it will have exterior windows. The new expansion would be one level.

Ms. Billman asked what agency sets the requirements for the building. Mr. Reifsteck replied that the State of Illinois inspectors will check the new expansion to see if it complies with the Illinois Jail Standards. He mentioned that they plan to go for American Correctional Association accreditations as well, which will help Champaign County.

Ms. Billman asked about the landscaping. Mr. Reifsteck stated that it will be a grass lawn to avoid people hiding behind bushes, etc. trying to see their friends or look in windows. Part of the landscape will be the expansion of the stormwater detention.

With there being no further public input, Chair Allred declared the public input portion closed and opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Billman moved that the Plan Commission forward Case No. 2449-SU-22 to the City Council with a recommendation for approval with the following condition: *The addition to the satellite jail*

*generally conforms to the Site Plan, Exhibit D of the staff report.* Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

Ms. Billman	-	Yes	Mr. Hopkins	-	Yes
Mr. Allred	-	Yes	Ms. McFarland	-	Yes
Ms. Simms	-	Yes	Mr. Andresen	-	Yes
Mr. Fell	-	Yes			

The motion passed by unanimous vote. Ms. Trotter noted that because this case involves new construction, it will be forwarded to the Committee of the Whole on June 20, 2022 and to the City Council on June 27, 2022.

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