



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

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

**FROM:** Elizabeth H. Tyler, AICP, Director, Community Development Services

**DATE:** September 13, 2006

**SUBJECT:** Plan Case 2012-SU-06: A request by Dennis Inman, Champaign County Administrator, for a Special Use Permit to construct and operate a public facility for fleet vehicle maintenance, and reuse of the County nursing home buildings, at 1601-2001 E. Main Street.

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**Introduction**

Denny Inman, on behalf of the Champaign County Board, has petitioned the City for a Special Use Permit to establish a public facility for fleet vehicle maintenance and the County highway department functions at the southeast corner of E. Main Street and Lierman Avenue. Additionally the Special Use Permit would allow for the reuse of the adjacent County nursing home complex for other public and quasi-public uses, including County Clerk storage, County Coroner, and Children’s Advocacy Center. Anticipated County investment in this project includes \$6.4 million for a new fleet maintenance facility and \$1 million basic remodeling of the nursing home.

Together these two areas extend on the south side of Main Street between Lierman Avenue and Art Bartell Drive and are part of the County’s East Campus. The East Campus property has been owned by Champaign County since the 1800’s. The area under consideration is zoned R-4, Medium Density Multiple Family Residential, and R-6, High Density Multiple Family Residential which reflects its traditional use as a nursing home.

Section VII-7 of the Urbana Zoning Ordinance permits any governmental, educational, charitable, philanthropic, or medical use in any zoning district subject to Special Use Permit procedures. Pursuant to the Urbana Zoning Ordinance (Section VII-4), the City Council must authorize the Zoning Administrator to allow such a development under Special Use procedures. Over the past several years, the County has continued to apply for Special Use Permits for new County facilities on the East Campus.

## **Background**

Champaign County acquired what is now their East Campus property in 1866 and 1880 before Urbana City boundaries grew to incorporate the land. The property has been used for County purposes for many decades, and enough land has been included for future growth of County functions. Over the past several years, as their operations have grown, Champaign County has been applying for Special Use Permits for new County facilities. Champaign County is now preparing to redevelop the northern third of their east campus to modernize County functions. Redevelopment is expected to take place in two phases.

Phase 1, for near term construction, would involve building a County fleet maintenance building and vehicle parking. This would include enclosed vehicle repair and truck washing as well as outdoor vehicle and equipment storage. The proposed building would also include the County's Highway Department. The Highway Department prepares plans for County bridges and culverts and supervises the construction and maintenance of all Champaign County highways. In addition, the Highway Department administers various motor fuel funds. (Total building size of approximately 41,000 sq. ft.) Anticipated County investment in this phase is \$6.4 million.

Phase 2 under this Special Use Permit application would involve reuse of the existing County nursing home complex (84,700 square feet) which was built in stages over the period 1910-1980. A new nursing home is nearly completed on the East Campus at which time residents will be transferred. Several public and quasi-public uses are anticipated for the existing nursing home, including the County Coroner (7,800 sq. ft.), storage for the County Clerk (5,000 sq. ft.), and the Children's Advocacy Center (4,600 sq. ft.). (Current storage for the County Clerk was damaged in a wind storm.) The bulk of the nursing home square footage (about 67,000 sq. ft.) is planned to be used for County and other public offices, as well as some private, not-for-profit space.

Champaign County is committed to carrying out construction of the fleet maintenance facility and Highway Department offices within the near future. While the proposed building site has been rough graded, construction is pending approval of a Special Use Permit and building plans.

### **Adjacent Land Uses and Zoning Designations**

The property under consideration for a Special Use Permit is on the south side of Main Street between Lierman Avenue and Art Bartell Drive. A wide range of public uses are located on the East Campus, including the Brookens Administrative Center, County Jail, Illinois Army National Guard, Humane Society, Highway Department garage and salt dome, and a baseball field. To the west is an industrial area including the Solo Cup factory, and to the north across Main Street are both vacant, Industrially zoned land and single-family homes.

### **Zoning and Land Use Table**

The following is a summary of surrounding zoning and land uses for the subject site:

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan – Future Land Use</b>
<b>Subject Property</b>	R-4 (Medium Density Multiple-Family Residential) and R-6 (High Density Multiple-Family Residential)	County nursing home	“Institutional”
<b>North</b>	IN (Industrial) and R-3 (Single and Two-Family Residential)	Undeveloped and single-family homes	“Light Industrial” and “Residential”
<b>South</b>	R-4 (Medium Density Multiple-Family Residential) and R-6 (High Density Multiple-Family Residential)	Baseball field, Highway Department offices and salt dome, and County Jail	“Institutional”
<b>East</b>	R-4 (Medium Density Multiple Family Residential)	Emergency Management Agency, County Animal Control, Humane Society, and Illinois Army National Guard	“Institutional”
<b>West</b>	IN (Industrial)	Solo Cup factory	“Industrial”

### **Development Policies**

The proposed Special Use Permit has been reviewed under the goals and objectives contained in the 2005 Urbana Comprehensive Plan. The following goals and objectives relate to this case:

#### **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.
- 15.5 Promote intergovernmental cooperation on development and growth issues.

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

##### *Objectives*

- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.
- 16.5 Consider the impact of new development on public services and the ability to provide these services cost effectively.

#### **Goal 17.0 Minimize incompatible land uses.**

##### *Objectives*

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

**Goal 18.0 Promote infill development.**

*Objectives*

- 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

**Goal 34.0 Encourage development in areas where adequate infrastructure already exists.**

The City of Urbana 2005 Comprehensive Plan, Future Land Use Map 6, designates the future land use of the property in question as “Institutional”. This map further notes for this property, “Champaign County East Campus” and “Relocated County Nursing Home 2004”. The Comprehensive Plan provides a more specific descriptions of this future land use designation as follows:

“Institutional. Institutional uses generally include public, quasi-public, and private uses, such as governmental, educational, medical, religious, or university facilities as well as cemeteries. Institutional uses may range from single buildings to campuses.”

**Development Regulations**

*General zoning development standards*

The proposed site plan appears to meet the development regulations of the R-4, Medium Density Multiple Family Residential and R-6, High Density Multiple-Family Residential Zoning Districts as provided in the Urbana Zoning Ordinance, including height, setback, and open space requirements.

*Stormwater management*

The Public Works Department has reviewed the Stormwater Management Plan for the northern watershed of the County’s east campus which includes the proposed County fleet maintenance facility. The Stormwater Management Plan is consistent with the requirements of the City's Land Development Code, and no exceptions are being made to the construction of the detention facilities as proposed. Any changes in redevelopment plan must remain consistent with the assumptions within this Stormwater Management Plan.

*Screening*

The proposed fleet maintenance facility would include outdoor storage of vehicles and equipment. Given the functions of the County Highway Department, outdoor storage might include automobiles, trucks, dump trucks, salt spreaders, etc. As indicated on the attached Maintenance/Highway Facility Site Plan, the outdoor storage area would extend on the west side as close as 50 feet to Lierman Avenue. The site plan shows outdoor storage to be screened by a row of shrubs or trees.

## *Parking*

In addition to outdoor vehicle storage, 47 parking spaces would be provided for the fleet maintenance and Highway Department building. Although the building will be approximately 41,000 sq. ft. in area, a full 75% of the operation will be internal to the County and is expected to generate few public visitors. Table VIII-7 of the Zoning Ordinance requires a minimum of one off-street parking space per employee working on the maximum shift for “Police or Fire Stations” (similar to fleet maintenance in terms of parking demand), and one off-street parking space for every 300 square feet of floor area for “Municipal or Government Buildings”. Based on these requirements, the proposed 47 parking spaces appear to meet the minimum requirements of the Zoning Ordinance.

Concerning the County nursing home, although the building footprint would not change, totally new parking would be provided with approximately 260 spaces. Table VIII-7 of the Zoning Ordinance requires one off-street parking space for every 300 square feet of floor area for “Municipal or Government Buildings”, meaning that approximately 280 spaces would need to be provided. Proposed parking may need to be adjusted slightly when more specific reuse plans are available, but generally speaking the proposed parking appears to meet the minimum standards.

## **Discussion**

Because the County’s East Campus has traditionally included a wide variety of public uses -- from animal control to a nursing home to military defense – simply rezoning this property would not accommodate these uses. Their dissimilar nature presents a challenge in trying to fit these uses neatly under any one established zoning category. For instance, “public maintenance and storage garages” are listed in Table V-1 as permitted uses in the B-3 and IN zoning districts, but other planned uses don’t necessarily fit well within those zoning districts. In this case, the best course of action appears to be the Special Use Permit provisions for public uses as has been followed for previous County facilities. Section VII-7 of the Urbana Zoning Ordinance permits any use by a governmental, educational, charitable, philanthropic, or medical use in any zoning district subject to Special Use Permit procedures. There may be some benefit to later revise the East Campus zoning to better match uses by extending the existing CRE (Conservation, Recreation, and Education) zoning district north to E Main Street, but this would have to be done as a separate action than this application.

## **Special Use Permit Requirements**

Special Use Permit applications generally must demonstrate that they meet the following three criteria as provided in italics. (Please see the attached Petition for Special Use Permit for the applicant’s specific response to each question.)

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

The applicant notes that the location is close to other Champaign County facilities including the Brookens Administrative Center. Both the fleet maintenance and nursing home sites are located along Main Street which is a major thoroughfare capable of sustaining additional traffic. Adequate parking will be provided adjacent to the buildings. Also the site is mostly surrounded by other governmental uses or County-owned property.

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 or detrimental to the public welfare; and*

The applicant notes that the site's location will allow easy access by vehicles of all types and sizes. The architectural style and design of the new fleet maintenance facility will be similar to existing County facilities. The design is intended to offer an attractive "gateway" to the County's east campus and includes a water feature in front of the fleet maintenance building. The public welfare will be promoted by providing a modern facility capable of meeting current and future demand to maintain County highway and law enforcement vehicles. The County currently does not have such a facility. Also the design will be environmentally innovative and efficient in using an advanced heating system. The heat system for the indoor storage and maintenance areas will use thermal wells and reused engine oil. In terms of architectural design, the building will have an angular roof line and architecturally accented, pre-cast concrete exterior walls as illustrated on the front cover of the Special Use Permit application.

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

The applicant notes that the Champaign County Board has directed that this facility is to be constructed and operated in compliance with all Federal, State, and local laws and regulations.

In summary, City staff has recommended, and the Plan Commission agreed at their September 7, 2006 meeting, a finding that the application meets the specific criteria for Special Use Permits (Section VII-4 of the Zoning Ordinance). Additionally, the Plan Commission found that the development will be conducive to the public convenience, the petitioners have taken care to insure the development will not detract district in which this will be located, the development will generally benefit the public welfare, and the development will conform to the essential character of the district.

## **Consideration**

The City Council must determine:

1. Whether or not the application and supporting evidence justify the granting of a Special Use Permit,
2. Whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and
3. Whether or not the proposed use would be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

When appropriate, conditions for approval may be imposed to protect the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
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 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;
8. Any other conditions deemed necessary to affect the purposes of this Ordinance.

## **Summary of Findings**

In Plan Case No. 2012-SU-06, the following Summary of Findings is proposed:

1. The projects proposed under this Special Use Permit will expand Champaign County operations within its traditional east campus property and provide new and modern facilities to better carry out necessary public functions;
2. The proposed development is consistent with the 2005 Urbana Comprehensive Plan's future land use designation of "Institutional";
3. The proposed site plan appears to meet the development regulations of the R-4, Medium Density Multiple Family Residential and R-6, High Density Multiple-Family Residential Zoning Districts as provided in the Urbana Zoning Ordinance;
4. Redevelopment of this site will maintain County functions within the developed core of Urbana without having to relocate County facilities to the City fringes or beyond; and
5. The application and plans for a Special Use Permit demonstrate that the development will be generally conducive to the public convenience at this location; that it will not be injurious to the public or district in which it is located; and that it will meet the applicable standards of

the Urbana Zoning Ordinance and enhance the character of the zoning district in which this is located.

## **Options**

In Plan Case No. 2012-SU-06, an application for a Special Use Permit for Champaign County's fleet maintenance facility and reuse of the County nursing home building, the Urbana City Council has the following options:

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

## **Recommendation**

At their September 7, 2006 meeting, the Urbana Plan Commission voted 8 ayes to 0 nays to forward this case to the City Council with a recommendation to **APPROVE** this Special Use Permit request with the following conditions:

1. The development shall be constructed in general conformance to the site plan layout submitted as part of the application and attached hereto. Any substantial change to the layout shall require additional review and approval from the Urbana Plan Commission and Urbana City Council. The Zoning Administrator shall have the power to approve minor plan changes in order for the project to comply with City regulations including Building, Fire, and site development codes, including parking standards.
2. The design and appearance of the Fleet Maintenance Facility and Highway Department offices shall be in substantial conformance to the illustration submitted as part of the Special Use Permit application and attached hereto.
3. The outdoor storage area for vehicles and equipment, but not including employee/visitor parking, shall be screened from view from adjacent street rights-of-way and from the softball field, and which may be accomplished using fencing, vegetation, and/or berms.

City staff likewise recommends approval with these conditions.



Attachments: Exhibit Packet for County Fleet Maintenance Plan Case:

Exhibit A. Location and Zoning Map

Exhibit B. Existing Land Use with Aerial Photo

Exhibit C. Future Land Use Map, 2005 Comprehensive Plan

Exhibit D. Concept Floor Plan for Reuse of the County Nursing Home

Exhibit E. Fleet Maintenance and Highway Department Site Plan

Exhibit F. Fleet Maintenance and Highway Department Floor Plan

cc:

Denny Inman  
Champaign County  
1776 E Washington Street  
Urbana, IL 61802

ORDINANCE NO. 2006-09-116

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Allow the Establishment of a Public Fleet Maintenance Facility and Re-Use of a Nursing Home in the R-4, Medium Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential Zoning Districts - Plan Case 2012-SU-06 / Champaign County)

WHEREAS, Dennis Inman, on behalf of the Champaign County Board, has petitioned the City for a Special Use Permit to establish a public fleet maintenance facility with County Highway Department offices at the southeast corner of E Main Street and Lierman Avenue; and

WHEREAS, the said Special Use Permit application additionally seeks to allow for reuse of the adjacent County Nursing Home complex located at 1701 E Main Street; and

WHEREAS, the 2005 Comprehensive Plan designates the future land use of this property as "Institutional"; and

WHEREAS, the Urbana Zoning Ordinance, Section VII-7, permits the establishment, construction, expansion, or alteration of any structure and/or use for a governmental, educational, charitable, philanthropic, or medical use subject to Special Use Permit procedures; and

WHEREAS, all applicable development regulations will be met, including those involving setbacks, parking, drainage, and vehicular access; and

WHEREAS, the conditions placed on the approval in Section 1 herein are reasonable and intended to insure compliance with City requirements while allowing some flexibility to avoid an overly burdensome process should minor plan changes be necessary; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 7, 2006 concerning the petition filed by the petitioner in Plan Case No. 2012-SU-06; and

WHEREAS, on September 7, 2006, the Urbana Plan Commission voted 8 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

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

WHEREAS, The application demonstrates that the development will be generally conducive to the public convenience at this location; that it will not be injurious to the public or district in which it is located; and that it will meet the applicable standards of the Urbana Zoning Ordinance and enhance the character of the zoning district in which this is located.

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

Section 1. A Special Use Permit is hereby approved to allow the establishment of a public fleet maintenance facility and re-use of a nursing home in the R-4, Medium Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential Zoning Districts with the following conditions upon approval:

1. The development shall be constructed in general conformance to the site plan layout submitted as part of the application and attached hereto. Any substantial change to the layout shall require additional review and approval from the Urbana Plan Commission and Urbana City Council. The Zoning Administrator shall have the power to approve minor plan changes in order for the project to comply with City regulations including Building, Fire, and site development codes, including parking standards.

2. The design and appearance of the Fleet Maintenance Facility and Highway Department offices shall be in substantial conformance to the illustration submitted as part of the Special Use Permit application and attached hereto.
  
3. The outdoor storage area for vehicles and equipment, but not including employee/visitor parking, shall be screened from view from adjacent street rights-of-way and from the softball field, and which may be accomplished using fencing, vegetation, and/or berms.

LEGAL DESCRIPTION:

Part of forty two acres off of the East side of the West half of the North East quarter of Section Sixteen (16) in Township Nineteen North of Range Nine East of the Third P.M.; and the east half (1/2) of the southeast quarter (1/4) of Section Sixteen (16) Township Nineteen (19) north of Range Nine (9) of the Third P.M. containing Eighty acres more or less; all in Champaign County, Illinois.

PERMANENT PARCEL NUMBERS: 92-21-16-200-003 and 92-21-16-200-005

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 \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

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

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
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.

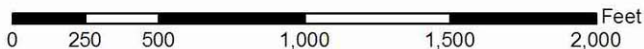
I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2006, the Corporate Authorities of the City of Urbana passed and approved Ordinance No.

\_\_\_\_\_, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (To Allow the Establishment of a Public Fleet Maintenance Facility and Re-Use of a Nursing Home in the R-4, Medium Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential Zoning Districts - Plan Case 2012-SU-06 / Champaign County)" 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 \_\_\_\_\_, 2006, 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 \_\_\_\_\_, 2006.

# Location and Zoning Map

# EXHIBIT "A"



Plan Case: 2012-SU-06

Subject: Request for a Special Use Permit to construct and operate a public facility for fleet vehicle maintenance and storage, and for the adaptive reuse of the old county nursing home to include various county government offices. The project is generally located at the southeast corner of East Main Street and Lierman Avenue.

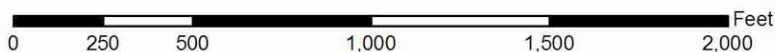
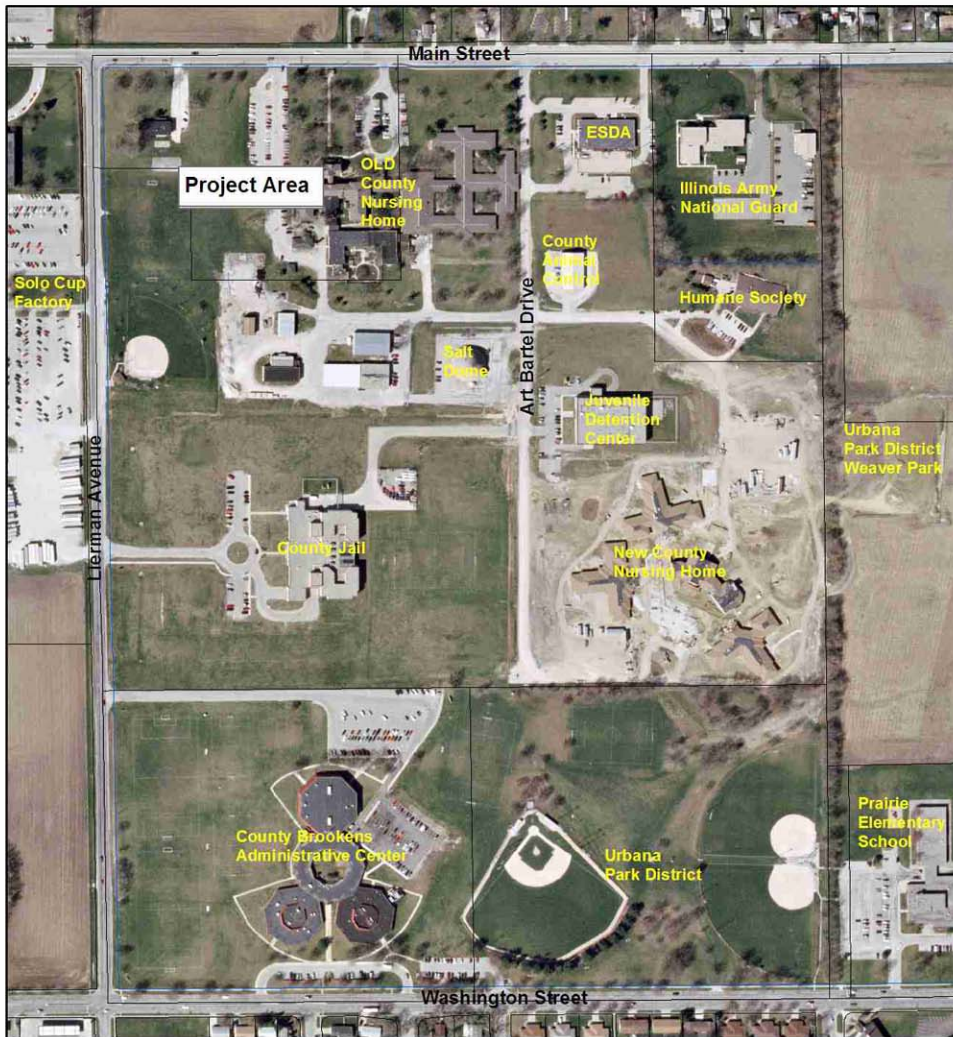
Petitioner: Denny Inman, Champaign County Administrator

Location: 1601, 1701, 1703, 1705, 1905, 1911, and 2001 E Main Street

Prepared 08/31/06 by Community Development Services - pal

# Existing Land Use w Aerial Photo

# EXHIBIT "B"



Plan Case: 2012-SU-06

Subject: Request for a Special Use Permit to construct and operate a public facility for fleet vehicle maintenance and storage, and for the adaptive reuse of the old county nursing home to include various county government offices. The project is generally located at the southeast corner of East Main Street and Lierman Avenue.

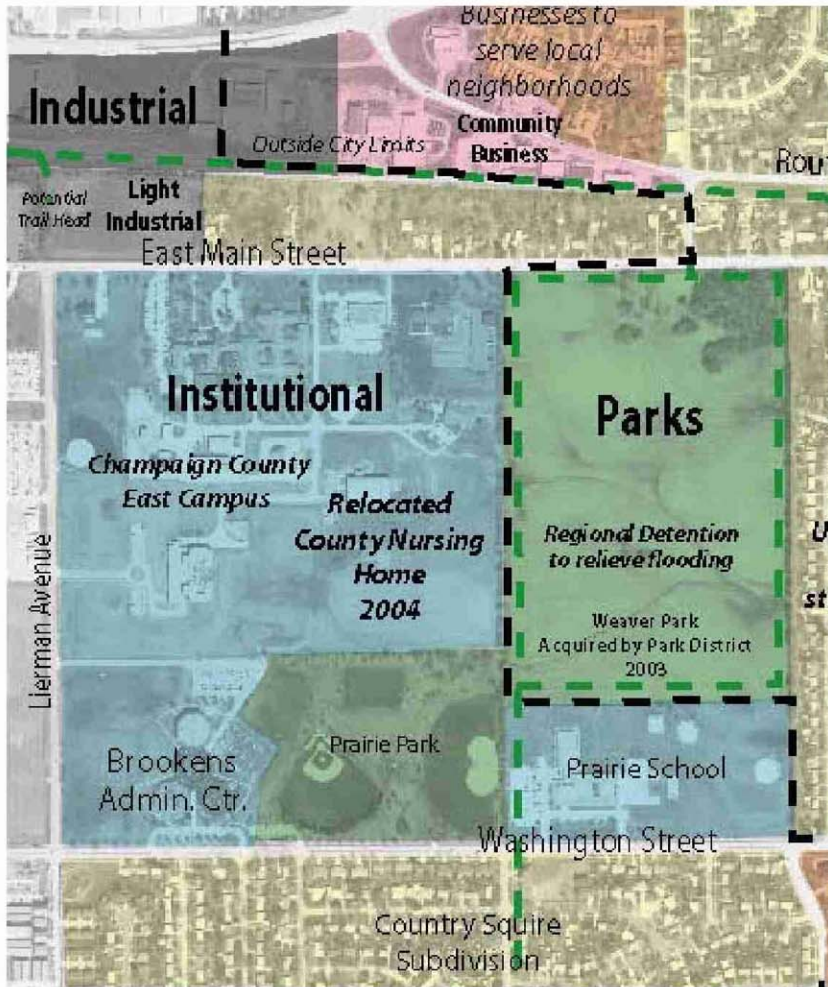
Petitioner: Denny Inman, Champaign County Administrator

Location: 1601, 1701, 1703, 1705, 1905, 1911, and 2001 E Main Street

Prepared 08/31/06 by Community Development Services - pal

# Future Land Use Map

# EXHIBIT "C"



Plan Case: 2012-SU-06

Subject: Request for a Special Use Permit to construct and operate a public facility for fleet vehicle maintenance and storage, and for the adaptive reuse of the old county nursing home to include various county government offices. The project is generally located at the southeast corner of East Main Street and Lierman Avenue.

Petitioner: Denny Inman, Champaign County Administrator

Location: 1601, 1701, 1703, 1705, 1905, 1911, and 2001 E Main Street

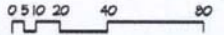
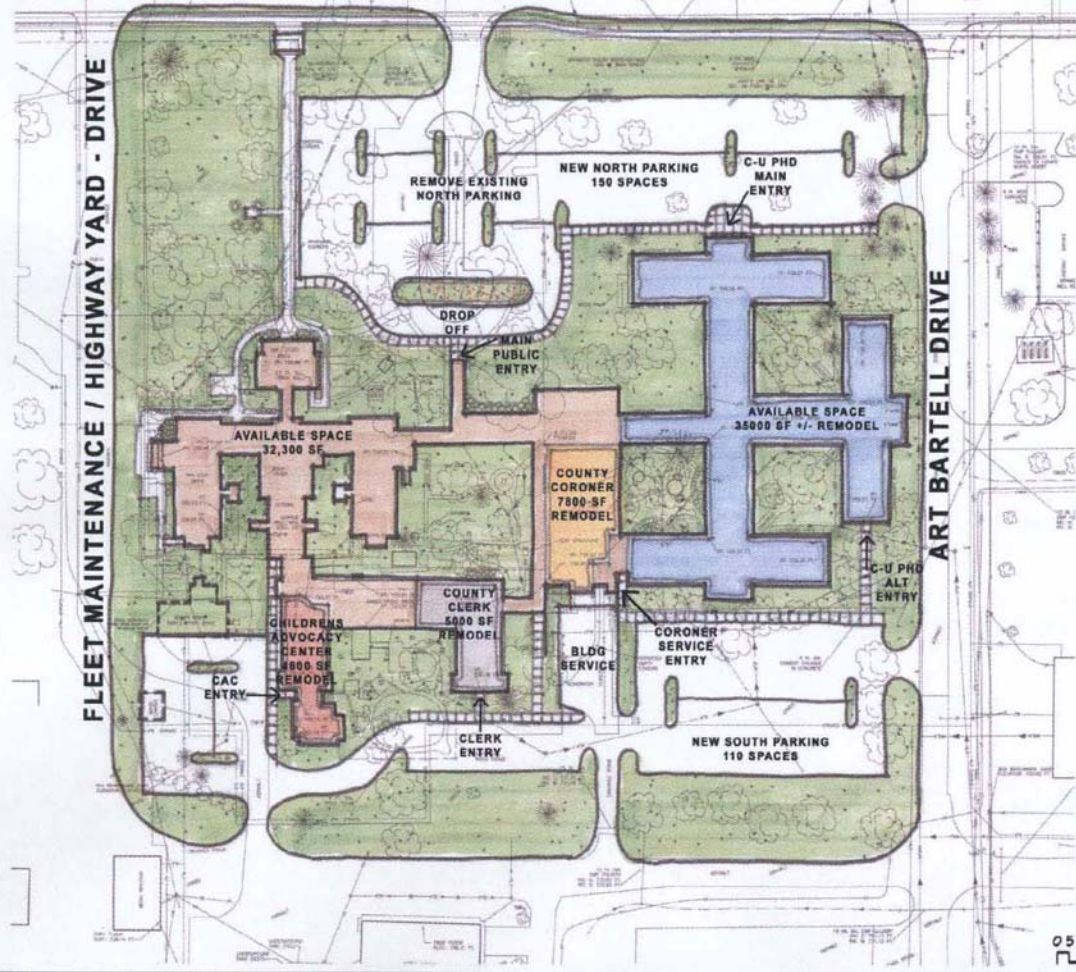
Prepared 08/31/06 by Community Development Services - pal



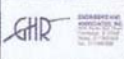
**MAIN STREET**

**FLEET MAINTENANCE / HIGHWAY YARD - DRIVE**

**ART BARTELL DRIVE**



NO.	DATE	REVISION



**ISAKSEN GLERUM WACHTER, LLC**  
 114 WEST MAIN STREET  
 URBANA, ILLINOIS 61801  
 P 217.328.1391  
 F 217.328.1401

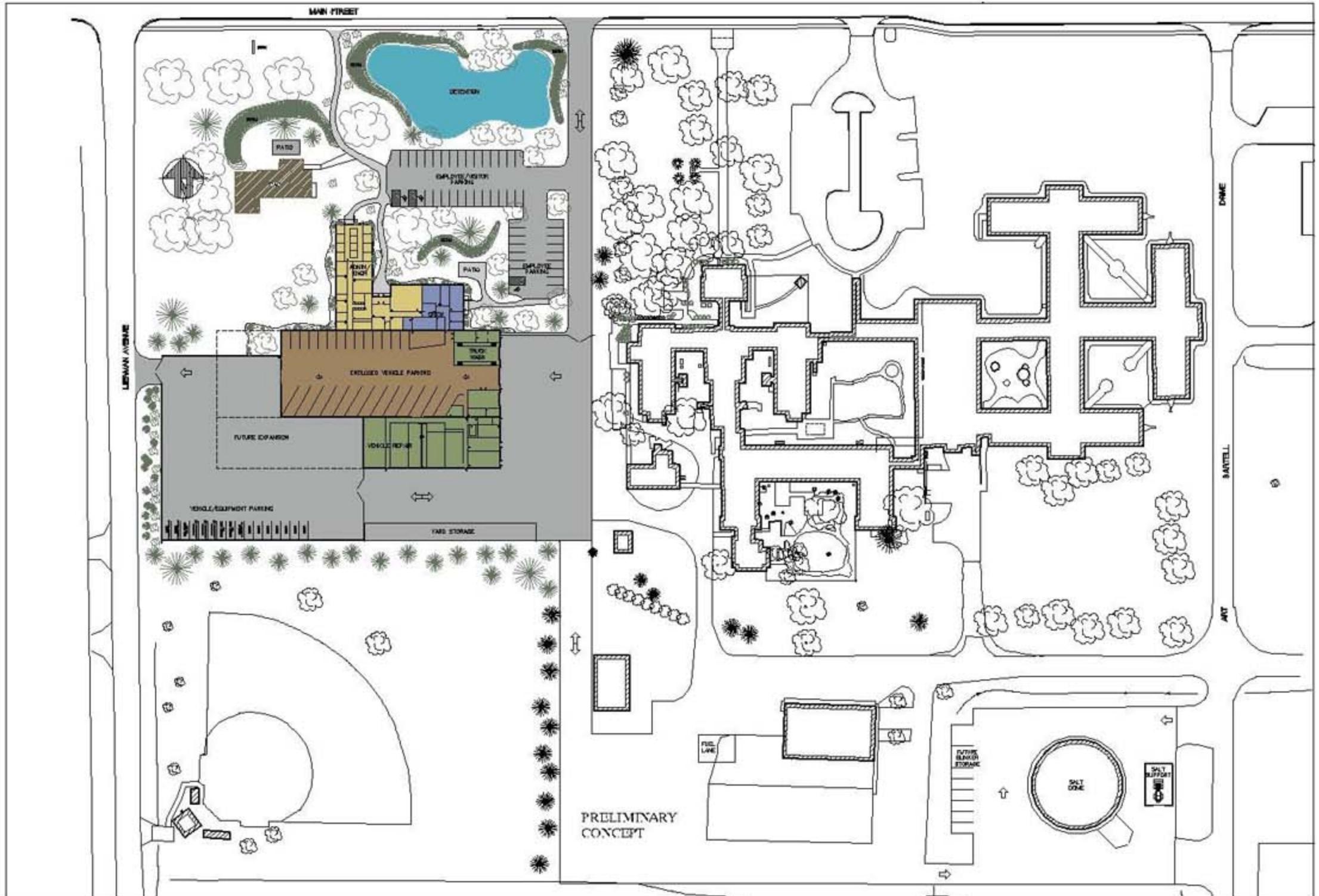


**CHAMPAIGN COUNTY  
 ADMINISTRATIVE SERVICES**



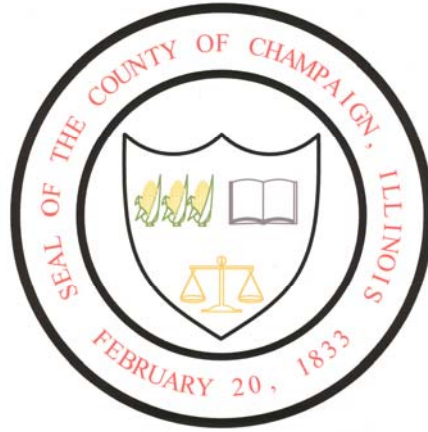
CONCEPT FLOOR PLAN - OPTION 4B  
 REUSE / CONVERSION STUDY  
 EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY  
 URBANA, ILLINOIS

P.L.S. 0001
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PRELIMINARY  
CONCEPT



## CHAMPAIGN COUNTY BOARD



### PETITION FOR SPECIAL USE PERMIT

For the Construction of a New Fleet Maintenance/Highway Facility,  
Reuse of the Existing Fleet Maintenance/Highway Facility, and  
Conversion of the Balance of the East Campus to CRE

August 2006

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**PLAN COMMISSION  
Michael Pollock - Chair**

**TO:** Robert Myers, AICP  
City Planner/Planning Manager  
Community Development Department – Planning Division  
400 South Vine Street  
Urbana, IL 61801  
Phone (217) 384-2440                      FAX (217) 384-2367

**PETITION FOR SPECIAL USE PERMIT**



**Application for  
Special Use Permit**

**Plan  
Commission**

**APPLICATION FEE - \$150.00**

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

Date Filed: August 18, 2006                      Plan Case No.: \_\_\_\_\_

Date Set for Hearing: \_\_\_\_\_

Date Hearing Held: \_\_\_\_\_

Published Notice Made: \_\_\_\_\_ Newspaper: \_\_\_\_\_

Date Adjacent Property Owners Notified: \_\_\_\_\_

Fee Paid -- Receipt No.: \_\_\_\_\_ Amount \_\_\_\_\_ Date: \_\_\_\_\_

Action by Commission on Request: \_\_\_\_\_

Action by Council on Request: \_\_\_\_\_

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A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section VII-7A of the Urbana Zoning

Ordinance to allow the construction of a new Fleet Maintenance/Highway facility, flexibility in the reuse of the current Champaign County Fleet Maintenance/ Highway, and complete the conversion of the County's East Campus property to CRE (Conservation - Recreation - Education) zoning designation. on the property described below.

1. Legal Description of Property (attach a separate sheet if necessary)

*Part of the Northeast ¼ of 16-19 -9E.*

2. General location or address of property: *Champaign County East Campus is bounded on the north by Main Street, west by Leriman Avenue, and south Washington Street. The east boundry of the Campus is adjacent to Weaver Park.*

3. Lot size (depth) \_\_\_\_\_ Ft. (multiplied by width) \_\_\_\_\_ Ft.= \_\_\_\_\_ square feet.

4. Present use - *Government/Institutional/Recreational*

5. Zoning Districts - *R4 Medium Density Multiple Family Residential*  
*R6 High Density Multiple Family Residential*

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## **B. DATA ON APPLICANT AND OWNER**

1. Name of Applicant(s)                      Champaign County Board  
Address of Applicant                        1776 East Washington Street, Urbana, Illinois 61802  
Telephone of Applicant                      (217) 384 - 3776  
Property Interest of Applicant, (owner, contract purchaser)                      Owner

2. Name of Owner(s)                        Champaign County Board

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## **C. REASONS FOR REQUEST FOR APPLICATION FOR SPECIAL USE PERMIT**

*NOTE: The following information must be provided in order to process the application. If additional space is needed, attach extra pages to application.*

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

*the property.*

A. The new Fleet Maintenance/Highway facility would be constructed in the Champaign County East Campus area (south of Main Street, north of Washington Street, and east of Lierman Avenue). The proposed location is in close proximity to other Champaign County facilities including the Brookens Administrative Center. The Public Works Department has assigned the proposed facility an address of 1605 E. Main Street. (Attachment 1 - Public Works Letter/July 31, 2006)

B. The existing Nursing Home facility is located at 1701 East Main Street. It is the desire of the County Board to proceed with either an internal or potential inter-agency reuse of the facility.

Access to either site would be primarily via Main Street which is a major thoroughfare capable of sustaining any additional traffic. Public parking for staff and visitors, including handicapped to both facilities will be provided adjacent to the buildings. The completion of the Art Bartell Drive extension will allow CU-MTD bus service to the East Campus. The proposed site will be surrounded by other governmental uses or County-owned property. There are no residential uses in the immediate area of the proposed site.

**2. 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.**

A. *Proposed Fleet Maintenance/Highway Facility.* This facility has been thoughtfully sited on the Champaign County East Campus. The proposed location will allow easy access/egress to the facility for all types and size of vehicles.

The proposed Fleet Maintenance/Highway facility will be constructed in similar style



design and materials as existing County facilities. The facility will be designed and landscaped to provide a positive “gateway” to the County’s East Campus while maintaining operation effectiveness. The proposed Fleet Maintenance/Highway facility will promote the public welfare by providing a modern facility that is capable of accommodating existing and projected demand of internally maintaining County Highway and Law Enforcement vehicles. The County Board does not currently have facilities to accomplish this goal.

The proposed Fleet Maintenance/Highway facility consists of two (2) operational sections. The Administrative/Engineering section includes Highway Engineer office, engineering space, file storage, County Meeting Room, Soils Lab, crew areas, and ample public lobby, waiting, and reception area. The second operational area of the facility, and the largest, is the vehicle maintenance bays and vehicle storage areas. This area also includes building systems space.

Design Development documents illustrate a facility that contains approximately 41,000 square feet of total floor space (Attachment 3 - Floor Plan)

This design style is highlighted by single story, angular roof line, and architecturally accented pre cast exterior walls. The County Board has opted for the use of thermal wells and internal heating system which will use “used” vehicle oil to help heat the facility. The County Board incorporated both systems in order to lower utility costs, promote environmentally friendly government facility, and desire to break the mold of traditional institutional facilities

B. Existing Champaign County Fleet Maintenance/Highway. As previously mentioned the County Board is in the process of determining the reuse of the facility located at 1701 E. Main Street. Current interest in the facility has been exhibited by internal County departments and governmental agencies. It is the desire of the County Board to find agencies with interrelated missions whose clients may also have business with

Champaign County Departments. Simply, the County Board would like to develop a “one stop” approach for the public to conduct business.

3. **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 Champaign County Board has directed that the proposed Fleet Maintenance/Highway facility will be constructed in compliance with all federal, state, and local laws and regulations. Any future remodeling of the existing Fleet Maintenance/Highway will be completed in like manner. Additionally, the County Board will insure that the new Fleet Maintenance/Highway facility will operate in compliance with all federal, state, and local laws and regulations.

## D. PROJECT OVERVIEW

*Proposed Fleet Maintenance/Highway Facility.* The proposed Fleet Maintenance/Highway facility is the result of the lack of modern facility to service Highway and Law Enforcement vehicles. Current County facilities lack the appropriate infrastructure and life/safety compliance to perform said mission. Thus the County Board made the business decision to construct a new structure.

It is estimated that the project cost for this building will total approximately \$6.4 million. Construction is proposed to take place during the 2006 - 2007 construction seasons, with occupancy projected for fall 2007.

This project involves the construction of the new 41,000 gross square foot facility. The facility is proposed to be constructed on approximately 8 acres of County-owned land in the northwest portion of the Champaign County East Campus, which is bounded generally by Main Street on the north, Lierman Avenue on the west, Washington Street on the south, the Urbana Park Districts proposed Weaver Street Park and Prairie School to the east. Proposed facility site is located west of the existing Fleet Maintenance/Highway and north of the Brookens Administrative Center. The Fleet Maintenance/Highway facility will be accessible via Main Street or Lierman Avenue.

The programmed capacity of the new Fleet Maintenance/Highway is 243 resident beds. This is the current license capacity at the existing facility. The County Board and Highway Engineer do not anticipate facility expansion in the immediate future. Any expansion would be the result of market driven forces. The site section identified for future additional building expansions is to the west of

the building site. The existing Highway buildings will be utilized internally in the future for as yet undetermined purposes.

The overall project site is currently zoned Conservation / Recreation / Education (CRE). This project is eligible for a Special Use Permit under Section VII-7A of the Urbana Zoning Ordinance.

## 1. LAND USE AND ZONING

The proposed Champaign County Fleet Maintenance/Highway will be located approximately 1500 feet south of Main Street, on the east side of Art Bartell Drive on existing Champaign County East Campus property. The proposed location is approximately 200 feet directly south of Main Street and 300 feet east of the Lierman Avenue. The 8+-acre site currently has the Children's Advocacy Center (CAC) facility in place. This facility will be demolished. Current County plans have the CAC moving its operations to the existing Nursing Home upon its relocation to the new facility. This property is owned by Champaign County. The site is surrounded by a mixture of governmental / institutional, public park, and residential uses.

Existing governmental / institutional uses near the site include the Nursing Home and Emergency Communication Center to the east, and the Satellite Jail and Brookens Administrative Center to the south. The Weaver Park site and Scottswood subdivision are to the east. Residential or sensitive land uses are not located in the immediate vicinity of the site.

From a land use pattern perspective, the proposed Fleet Maintenance/Highway site

serves as a natural internal expansion of the governmental / institutional uses contained within the Champaign County East campus area. The proposed facility would be entirely compatible with these surrounding governmental / institutional uses and the potential future uses. Any potential impact on land uses in the vicinity would be abated by the low /controlled intensity of use associated with such a facility, as well as through the careful siting of the building, use of setbacks, and the presence of open space and landscaped buffers.

Subject site is zoned Conservation / Recreation / Education (CRE) to the south. Section VII-7A of the Urbana Zoning Ordinance allows for the granting of a Special Use Permit for governmental uses in any zoning district. Requirements for special uses are set forth in Section VII-6 of the Zoning Ordinance. Compliance with these requirements is addressed in the accompanying Special Use Permit application form. The proposed use meets all of the special use requirements.

## **2. ACCESS & PARKING**

Access to the proposed Fleet Maintenance/Highway facility will be via a constructed entry drive off of Main Street. The drive serves as primary access to this facility. The current planning for the existing Nursing Home has this drive also providing secondary access to the tenants utilizing the western portion of the facility. Traffic volumes on this fully paved internal driveway are anticipated to be low.

Due to the fact the proposed Fleet Maintenance/Highway will replace a few maintenance type existing facility's and office space in Brookens Administrative Center on the East Campus, the net change to traffic generation or circulation patterns will be minimal. With the improvements to Lierman Avenue we believe that a vehicular traffic impact study need not be prepared for this special use permit.

The public and employee capacity of the Highway Department are currently in place at Brookens Administrative Center and minor internal buildings. No significant change in traffic is anticipated due to the proposed facility.

The new facility will provide 28 public/visitor parking spaces in a parking area on the north side of the site which is adjacent to the main entrance and the Administrative/Engineering section. Included in the 28 visitor spaces are 2 handicapped parking spaces. The facility will comply with all Americans with Disability Act (ADA) and all pertinent State of Illinois and Urbana requirements.

Employee parking is located on the east side of the facility which is the main employee entrance. The employee parking lot will accommodate 19 total vehicle spaces. Of the 19 spaces, one (1) space is dedicated to handicapped parking. The total parking capacity for the facility is estimated at 47 spaces with three (3) dedicated to handicapped parking. The proposed plan exceeds the 36 spaces required. The proposed parking plan will provide adequate parking during peak times of shift changes during inclement weather events. The County's parking plan exceeds the American with Disabilities Act requirement. **(Attachment 2 - Site Plan)**

The Champaign County Fleet Maintenance/Highway current employment is 24 County employees. Included in this figure are full-time, part-time, and temporary personnel. Employment categories include professional administration, engineering staff, support personnel and Highway maintenance personnel.

### **3. UTILITIES & STORMWATER DETENTION**

The proposed Fleet Maintenance/Highway facility will be at a location that is easily served by existing public utilities. Most utility services will be

provided by existing services along Main Street and Lierman Avenue.

Sanitary: Building will have a 6" sanitary line extending from the East side of the building to an oil interceptor. Then an 8" line will run North out of the oil interceptor to an existing 8" sanitary line flowing North-West to the corner of Main Street and Lierman Avenue. The existing 8" line then extends North to Existing 18" sanitary line on the North side of Main Street.

Water Service: Building will be served by a 2 ½" domestic water line on the East side of the building that connects to an existing private 6" water line that runs North then transitions to an 8" line that continues to run North and connects into a 10" water main running East-West along the South side of Main Street.

Fire Protection: Fire service will be served by a 6" water line on the East side of the building that connects to an existing private 6" water line that runs North then transitions to an 8" line that continues to run North and connects into a 10" water main running East-West along the South side of Main Street. Site will be served by 4 fire hydrants - 2 along Lierman Avenue and 2 along the East side of the proposed site. Fire protection for the proposed building would be assisted by installation of hydrants and building connections, as approved by the Urbana Fire Department.

Gas Service: Gas meter on the East side of the building will be served by an existing 2" gas line running North-South and connecting to a 6" gas line of the South side of Main Street.

Electric Service: Electric Service will be provided by an underground primary service extending from electric poles on the East side of Lierman Avenue. The lines will extend East along the South side of the proposed site then extend

North to a pad mounted transformer located on the East end of the building. It is the project plan to relocate overhead lines to underground to present an ascetically pleasing experience to residents and visitors.

Storm Water: drainage on the site currently flows generally northwesterly. The proposed Fleet Maintenance/Highway facility will be sited along the western boundary of these two sub basins and primarily drains northwesterly. Storm water management for the Fleet Maintenance/Highway facility is designed. It is intended that the storm drainage and storm water detention facilities will comply with the City of Urbana's applicable development ordinance requirements. (Attachment 4 - Champaign County Northern Watershed Stormwater Management Plan.

Modifications to the precise location, size, and shape of the storm water detention basin (or basins) and /or the proposed means of storm water conveyance may be necessary as a part of final design of the improvements. The City's Public Works and Community Development Departments will review and approve the storm water management plan as a part of the City's normal building and development permit review process. No adverse storm water drainage impacts to adjoining or nearby properties are anticipated.

Compliance with the storm water management regulations of the City will require that no negative impacts on drainage patterns of adjoining or nearby properties will occur.

#### **4. SUMMARY OF ISSUES**

The Champaign County Fleet Maintenance/Highway is proposed for a convenient location, which allows for easy access to and from Champaign County property. This location will allow public, employee, and inter governmental access to the site.



The site plan will feature extensive setbacks and buffer areas, controlled access, and landscaping. It will be developed in full compliance with the City of Urbana Zoning Ordinance provisions for special uses.

Access to the Fleet Maintenance/Highway facility will be provided by East Main Street. As the new facility will replace a myriad of existing facility's and office space at the Brookens Administrative Center, it is not expected to result in significant traffic generation or changes to circulation patterns. Much of the traffic associated with the facility will be distributed during off-peak travel times for resident visits.

Ample parking will be available for the facility. The parking lot will be clearly marked with signage. The necessary handicapped parking spaces will be provided. Additionally, pedestrian access to the site and to adjacent property will be enhanced through construction of the proposed sidewalk.

The proposed facility can be easily served by nearby public utilities. Most utility services are available from Main Street and Lierman Avenue. Existing sanitary sewer, water, electric, and gas lines are available at or nearby the site.

Adequate storm water detention and conveyance systems will be provided for the facility, in compliance with the City's storm water management regulations. More detailed design of storm water improvements will be necessary, with review and approval by the City's Public Works and Community Development Departments. With incorporation of required storm water management features, development of the site is anticipated to have no negative impacts on the storm water drainage of the area.

In conclusion, the Fleet Maintenance/Highway facility will be located in an area that is well-suited for development of this low-intensity governmental/institutional /residential use. Through careful design and development features, any potentially

negative effects of the project will be minimized.

WHEREFORE, petitioner prays that this petition be heard by the Urbana Plan Commission and the Application for Special Use Permit be granted.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature of Applicant

STATE OF ILLINOIS     }  
  }  
CHAMPAIGN COUNTY   }

I, \_\_\_\_\_ being first duly sworn on oath, deposes and says, that \_\_\_\_\_ is the same person named in and who subscribed the above and foregoing petition, that \_\_\_\_\_ has read the same and knows the contents thereof, and that the matters and things therein set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to before me this \_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public (seal)

Signature of Applicant  
\_\_\_\_\_

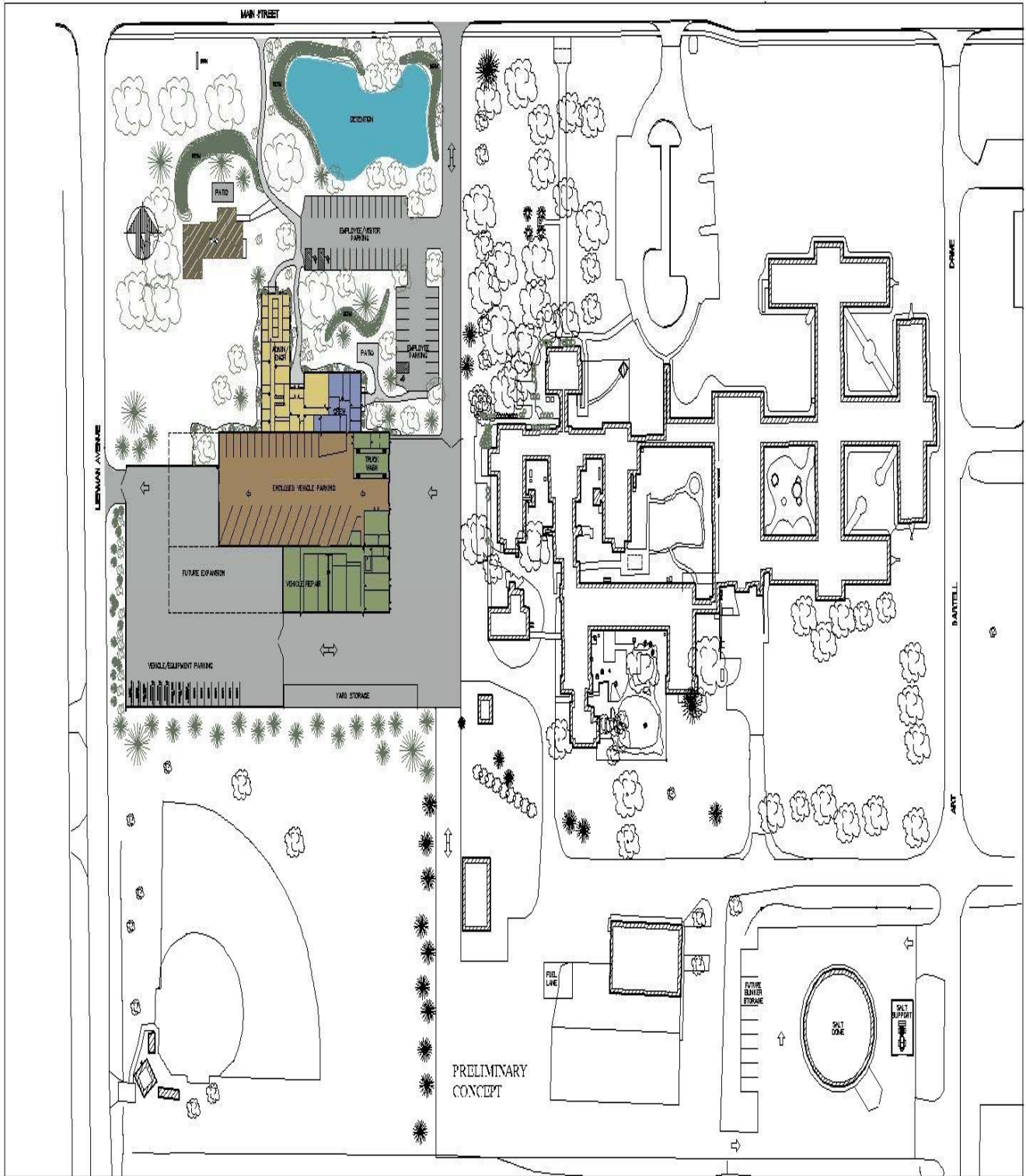
Petitioner's Attorney (if applicable)  
\_\_\_\_\_

Address  
\_\_\_\_\_

Telephone  
\_\_\_\_\_

## *LIST OF ATTACHMENTS*

1. Attachment 1- Letter, City of Urbana Public Works Department, dated July 31, 2006.
2. Attachment 2 - Fleet Maintenance/Highway Facility / Floor Plan.
3. Attachment 3 - Fleet Maintenance/Highway Facility / Site Plan.
4. Attachment 4 - Champaign County Northern Watershed Stormwater Management Plan. Berns, Clancy, & Assoc. July 25, 2006



**Attachment 2 - Fleet Maintenance/Highway Facility Site Plan**



**Attachment 3 - Fleet Maintenance/Highway Facility Floor Plan**

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** September 7, 2006

**TIME:** 7:30 P.M.

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

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**MEMBERS PRESENT:** Jane Burris, Ben Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, James Ward, Don White

**MEMBERS EXCUSED:** None

**STAFF PRESENT:** Robert Myers, Planning Manager; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Jeff Blue, Denny Inman, Joy Ready, Susan Taylor

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**NEW PUBLIC HEARINGS**

**Plan Case No. 2012-SU-06 – Request by Denny Inman, Champaign County Zoning Administrator, for a Special Use Permit to construct and operate a public facility for fleet vehicle maintenance and storage as well as the reuse of the County nursing home buildings at 1601, 1701, 1703, 1705, 1905, 1911 and 2001 East Main Street in Urbana, Illinois.**

Robert Myers, Planning Manager, presented the case to the Plan Commission. He gave a brief background of the proposed site and on Champaign County's future plans for the site, which is to construct a fleet maintenance building and offices for the Champaign County Highway Department. He mentioned the current land uses and zoning designations of the proposed site and of the surrounding properties. He discussed the goals and objectives of the 2005 Urbana Comprehensive Plan as they pertained to the proposed special use permit request. He talked about stormwater management, screening, parking, and signage for the proposed development. He reviewed the requirements for a special use permit. He summarized staff findings and read the options of the Plan Commission with regards to the proposed case. He presented staff's recommendation, which was as follows:

*Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommended the Urbana Plan Commission recommend approval of the Special Use Permit to the Urbana City Council with the following conditions for approval:*

1. *The development shall be constructed in general conformance to the site plan layout submitted as part of the application and attached hereto. Any substantial change to the layout shall require additional review and approval from the Urbana Plan Commission and Urbana City Council. The Zoning Administrator shall have the power to approve minor plan changes in order for the project to comply with City regulations including Building, Fire, and site development codes, including parking standards.*
2. *The design and appearance of the Fleet Maintenance Facility and Highway Department offices shall be in substantial conformance to the illustration submitted as part of the Special Use Permit application and attached hereto.*
3. *The outdoor storage area for vehicles and equipment, not including employee/visitor parking, shall be screened from view from adjacent street rights-of-way, and which may be accomplished using fencing, vegetation, and/or berms.*

Ms. Stake inquired if this would come back to the Plan Commission in the future. Mr. Myers replied that this special use permit request would only come back to the Plan Commission and City Council if there are any major changes to the proposed site plan.

Ms. Stake felt that there were places in the design where the petitioner would need to construct fences or plant trees to provide landscaping and screening. She would like to know what type of materials the petitioner planned to use. Mr. Myers pointed out that Exhibit E shows a row of plants along the west side of the proposed outdoor storage. Since the site plan doesn't indicate how far apart the plantings would be, staff has suggested in Condition #3 that the outdoor storage area be screened from view from adjacent street rights-of-way.

Ms. Stake commented that if vegetation is used to provide screening, then it will have to be appropriate size to cover huge dump trucks and other construction equipment. Mr. Myers stated that it would be appropriate for the Plan Commission to specify what type of screening they preferred the petitioner to use.

Ms. Stake inquired what other uses were nearby the proposed fleet maintenance building. Mr. Myers explained that there is a baseball field to the south. Ms. Stake expressed her concern about the outdoor storage area being screened from adjacent uses as well as from the street. Mr. Myers stated that the Plan Commission could request screening be constructed between the ball field and the proposed site as well.

Ms. Stake questioned what would happen to the existing fleet maintenance building. Mr. Pollock responded by saying that this would be a good question for the petitioner.

Mr. Pollock asked who owned the ball field. Is it owned by the Urbana Park District? Mr. Myers did not know. The petitioner might be able to answer this question.



Denny Inman and Jeff Blue, of Champaign County, approached the Plan Commission. Mr. Inman is the Champaign County Administrator, and Mr. Blue is the Champaign County Highway Engineer.

Mr. Inman stated that Champaign County's objective is to request approval of a special use permit for the construction of a new fleet maintenance highway facility and for the reuse of the existing nursing home once it is vacated. He talked about the purpose of the proposed fleet maintenance highway facility. He pointed out that their maintenance trucks and heavy equipment would be stored inside the garage of the fleet maintenance building. What is marked on their site plan as storage would actually be short term storage of law enforcement vehicles or light duty trucks that will have been worked upon and are ready to be picked up by the appropriate department.

The proposed development would be the gateway to the east campus for Champaign County. They have developed the east campus with the help of the City of Urbana by building a new jail, the Juvenile Detention Center, the Brookens Administrative Center, and the nursing home.

He went on to describe the proposed site and to discuss their plans for landscaping, retention ponds, lighting, existing infrastructure and parking. He stated that the security lighting would not affect users of Canaday Park. He also explained that Champaign County owns Canaday Park and leases it out to the Urbana Park District for \$1.00 a year.

He continued on by saying that the County's reasoning for reusing the existing nursing home facility building rather than leaving it sit empty is because it would still cost Champaign County about \$350,000 a year in utilities. Champaign County believes that the existing nursing home building is historically relevant, and they plan to maintain the appearance of the building.

Mr. Inman talked more about the proposed fleet maintenance building project. It is a \$6.4 million dollar project. He mentioned that they are interested in incorporating thermal wells and reuse of the spent engine oil to heat the proposed facility to help with environmental and energy issues. He talked about the timeline for the project, noting that they hoped to open the proposed fleet maintenance building in the fall of 2007.

Construction of the existing nursing home building began in 1910, and additions were built up through 1980. This has been part of the problem with having a nursing facility use in it. The building is outdated for a nursing care facility. Thus, the nursing facility had to be replaced with the new building. The existing building will be used for office space for the Coroner's Office, a viewing area for families and a morgue; additional storage space for the County Clerk's office and the Children's Advocacy Center would be relocated to the west wing.

Mr. Inman stated that Champaign County could not have accomplished the east campus area with the assistance of the City of Urbana. He pointed out that if the special use permit request is approved, then the conditions for approval as outlined in the staff recommendations will be complied with with no exceptions.

Mr. Blue commented that they have been working towards the proposed fleet maintenance building since before he became the County Engineer some ten years ago. He believes it would

be a nice looking building for a fleet maintenance building. It would be the gateway to Champaign County's east campus, and it will be very attractive.

In answering an earlier question, he stated that the County's Fleet Maintenance Department has been working in a facility that is basically a metal shell building that is rotting out from around them. Seventy-five percent of the existing fleet maintenance building will be torn down. There is a small portion that was built in the 1980s that is still in relatively good shape. It would be used for cold storage for seasonal equipment.

Ms. Stake commented that they have already begun construction on the site. Mr. Inman replied that they are allowed to do site work with the understanding that they need to get approval of the special use permit application, and if it is not approved, then the County is taking a chance and could not continue. Ms. Stake commented that she is pleased with all that the County is planning for on this project.

Mr. Grosser asked where the current fleet maintenance building is located. Mr. Inman showed the Plan Commission on an exhibit where the building is located.

Mr. Grosser inquired as to why the County has asked for more parking spaces for the Highway Maintenance Building. He would not expect 28 visitors to the County Engineer at one time. Mr. Blue explained that the new conference room would hold 30 people. If they had a full meeting, then they would need ample parking spaces. They sometimes hold public hearings on County road projects that could present some controversy, and if so it could draw a pretty good crowd in attendance. The facility is designed so that the conference room could be accessed in the evening without having to enter the office area of the building. It is designed as a community room, and they would be able to allow other governmental agencies to use the meeting room. Mr. Inman added that their committee structure has approximately nine or ten members on the County Board. If you allow another five spaces for staff to park, then they would already be using about fifteen parking spaces of the 28 requested.

Regarding the screening along Lierman Avenue, Mr. Grosser felt that the proposed conditions are clear in that the proposed fleet maintenance building would be screened from view. He inquired whether the screening would be a fence with trees that cover the fence or a fence with a few small bushes in front of the fence. Mr. Inman stated that they were partly waiting to hear what the Plan Commission and the City Council wants. In the County's internal discussions, they have talked about having a berm with appropriate sized trees that would eventually grow to the full width and height to provide necessary screening.

Mr. Grosser questioned whether the elevation of the proposed development would be equal to the street or right-of-way or would it be below the street grade. Mr. Blue replied that the proposed building would be built up two to three feet above Lierman Avenue to allow proper drainage away from the building and to the ponds. Mr. Inman stated that the County's east campus drains for the east side towards the Scottswood Subdivision and the west side drains towards the northwest. This is why they would have to elevate the proposed building and put in the retention ponds.

Ms. Stake believed it is a great idea to reuse the existing nursing home as offices. She wondered why the County needed a special use permit to do so. Mr. Myers answered by saying that the area is currently zoned for multi-family residential. Champaign County could rezone the property for office use, but then next door would be the County Fleet Maintenance Building and under standard zoning, public fleet maintenance buildings are only allowed in the B-3, General Business Zoning District, or in IN, Industrial Zoning District. Because the uses are dissimilar, but they are all government uses, it seems more appropriate to have them request a special use permit. The Zoning Ordinance allows any type of government building or use in any zoning district if the special use permit procedures are followed.

Mr. Pollock wondered if the County would have any problems with the Plan Commission or City Council adding a requirement that the County screen the ball park from view of the proposed facility. Mr. Inman said no. He believed that the plans that the County currently have will take this into account.

Mr. Pollock commented that this project will cost approximately \$6.5 million dollars. Did they have their funding in place? Mr. Inman said yes. Mr. Pollock inquired about the time table for reusing the existing nursing home, how much it would cost, and if the funding is in place to do so. Mr. Inman replied that they first need to get the correct parties aligned together. They anticipate that in the November to January time frame the County Board will try to address this. It will be a partnership. Champaign County will not be able to fund the project solely by itself for redoing building systems, etc. They have different estimates for different approaches to occupying the facility. He estimated \$1 million would be a good number to rehab the building systems and do some remodeling on the inside. The nice thing about the existing nursing home is that the rooms are quite large, and all the rooms have a window.

Mr. Pollock inquired as to whether the main County Clerk's office would remain at the Brookens Administrative Center or would they move to be closer to their storage. Mr. Inman stated that the County Clerk's office would remain at the Brooken's Building. He mentioned that one of their buildings that are located on their campus was destroyed in a wind storm to such a point that they cannot occupy it anymore. So right now the Clerk's storage is somewhere else off campus. They believe that the existing nursing home building would be a suitable place to permanently store their records.

Mr. Myers questioned whether part of the storage would be used as an impound lot for vehicles that have been stolen or abandoned. Mr. Inman said no. He showed on an exhibit where the current impound lot is located. At this time, there are no plans to expand this facility at all.

Mr. White moved that the Plan Commission forward the proposed special use permit request to the City Council with a recommendation for approval with the three conditions outlined by City staff. Mr. Ward seconded the motion.

Ms. Burris moved to amend the motion by adding the condition that Champaign County additionally screen the storage lot from the ballpark just to the south on Lierman Avenue. Ms. Stake seconded the motion for the amendment. The motion to amend the main motion was approved by unanimous voice vote.

Mr. Grosser stated that he preferred that the screening be vegetative and not be a fence. Mr. Inman believed it would be safe to say that the only area that would have a fence around it would be the parking area for vehicles that have been repaired and are waiting to be picked up.

Roll call on the amended main motion was as follows:

Mr. Grosser	-	Yes	Mr. Hopkins	-	Yes
Mr. Pollock	-	Yes	Ms. Stake	-	Yes
Ms. Upah-Bant	-	Yes	Mr. Ward	-	Yes
Mr. White	-	Yes	Ms. Burris	-	Yes

The motion was approved by unanimous vote. Mr. Myers pointed out that this case would go before City Council on September 18, 2006.