



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Lorrie Pearson, AICP, Community Development Services Director
Kat Trotter, Planner I

DATE: July 29, 2021

SUBJECT: **An Ordinance Approving a Preliminary Development Plan for a Planned Unit Development** (101 West Windsor Road / Clark-Lindsey Village, Inc. & RLPS Architects – Plan Case No. 2422-PUD-21)

An Ordinance Approving a Final Development Plan for a Planned Unit Development (101 West Windsor Road / Clark-Lindsey Village, Inc. & RLPS Architects – Plan Case No. 2423-PUD-21)

Introduction

Clark-Lindsey Village, Inc. and RLPS Architects have applied for a preliminary and final residential mixed-use Planned Unit Development (PUD) to expand the existing continuing care retirement community campus at 101 West Windsor Road. The site is zoned R-3, Single and Two-Family Residential. The new development would include two new apartment-style independent and assisted living buildings, two new independent living villas, an expansion of the wellness center, partial demolition of the nursing care facility (with upgrades to one wing), a new grounds building, and additional parking.

The request includes waivers to allow two new buildings to be 43 feet tall, which exceeds the 35-foot maximum, to allow parking spaces to encroach into the required front yard along Race Street, and for additional monument and wall signs on the new assisted living and independent living buildings. The request also includes two waivers previously approved in 2015.¹ Those existing waivers allow for a private street width of 25 feet, and allow parking spaces to encroach into the required front yard along Race Street. They are included here for consistency, and to make future administration easier if the current requests are approved.

The new Clark-Lindsey Village wellness center will include expanded fitness spaces, in addition to the existing aquatics and fitness areas. Memberships to the wellness center will not be limited to residents of Clark-Lindsey Village: they will be available to anyone 50 and over. Additionally, the expansion of the wellness center will include an auditorium that will be open to the public for community education sessions, health fairs, support groups, and other community events. The space could also be used as a polling site in future elections.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a preliminary and a final PUD. For phased developments with multiple buildings, or for projects without a final design,

¹ Ordinance Nos. 2015-06-060 & 2015-06-061

these two applications could be considered sequentially by the Plan Commission and City Council. In this case, since the application contains the details required for a final PUD, concurrent review of the preliminary and final PUD applications is possible. The Plan Commission unanimously recommended approval of the preliminary and final development plans to City Council. Staff concurs with the Plan Commission's recommendation.

Background

Clark-Lindsey Village is a continuing care retirement community (CCRC) with independent living units, licensed shelter care units, and a licensed skilled care nursing facility. CCRCs offer a tiered approach to senior housing, also known as "aging in place." When an individual joins a CCRC, they do not purchase or rent their housing, but instead hold membership in a campus of housing options based on the level of care necessary. For residents, this means that they can choose to live in independent units when less personal care is needed. If assistance with everyday activities becomes necessary, they can transition into assisted living or nursing care facilities on the same campus. On-site amenities for residents include a restaurant-style dining room, recreation areas, an exercise room, a small grocery store, a beauty shop, a library, and a crafts room. Additional Clark-Lindsey Village services for residents include transportation to supermarkets and other destinations, and on-site banking services. Residents of the proposed residential units would have full access to Clark-Lindsey's amenities. For more information on Clark-Lindsey Retirement Village, please visit www.clark-lindsey.com.

The campus has been developed in accordance with previous PUD approvals in 1973, 2013, and 2015. It was originally developed as a PUD with preliminary approval for the entire site in 1973 and final approval for the first phase in 1976. The first phase was built and opened in 1978. The second phase was approved in 2013, however, plans changed before the second phase was entirely built out. A new preliminary and final PUD was approved in 2015 to allow construction of three one-story assisted-living buildings, an addition to the existing main building including an indoor pool, an addition to the existing Laing Dining Room, and an addition to increase office space.

Previous Approvals

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

This case was a preliminary PUD application. The preliminary development plan was approved by City Council on August 6, 1973 by Resolution No. 7374-R13. The preliminary plan included two phases. Phase I is located on what is now Lot 1 and was built in the late 1970s with minor deviations from the original plan. Phase II is located on what is now Lot 2 and consisted of 84 townhouse units.

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

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

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

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

According to a memorandum to the Plan Commission dated May 15, 1987, regarding Plan Case No. 1252-PUD-87, the preliminary plan approval for Phase II had lapsed by that time and further development would require both preliminary and final plan approval.

Plan Case Nos. 2202-PUD-13 & 2203-PUD-13 (Preliminary and Final PUD approval, Phase II)

These cases made changes to the final development plan to allow development on a portion of Phase II with changes to the layout of buildings and streets. The development added 80 townhome units for independent living accommodations to the northeastern corner of the property. The Preliminary and Final PUDs were considered concurrently and were approved by Ordinance Nos. 2013-03-023 and 2013-03-024, respectively, on March 18, 2013.

Plan Case Nos. 2256-PUD-15 & 2257-PUD-15 (Preliminary and Final PUD approval)

These cases were for an additional PUD to allow the construction of three one-story residential buildings, each with 12 assisted living units, an addition to the existing main building with installation of an indoor pool, an addition to the existing building to increase the size of the Laing Dining Room, and an addition to the existing building to increase available office space. The preliminary and final PUDs were considered concurrently and were approved by Ordinance Nos. 2015-06-060 and 2015-06-061 on June 18, 2015.

Site Description & Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The site consists of two lots totaling approximately 27 acres and is located at the southeast corner of Windsor Road and Race Street. The property is zoned R-3, Single and Two-Family Residential. Nearby are Meadowbrook Park to the south and east, and single-family housing to the north and agriculture uses to the west. A summary of zoning and land uses for the subject site and surrounding properties is below. Exhibits A, B, and C further illustrate this information.

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-3, Single and Two-Family Residential	Mixed Use Residential Planned Unit Development	Residential – Multi-Family
North	R-2, Single-Family Residential R-3, Single and Two-Family Residential	Church Single-Family Residential	Residential – Suburban Pattern
East	CRE, Conservation-Recreation-Education	Public Park	Park
South	CRE, Conservation-Recreation-Education	Public Park	Park
West	Champaign County AG-2, Agriculture	Agriculture	Institutional

Proposed Development

The proposed development includes two new independent living villa style quadplex buildings, one three-story apartment-style assisted living building, one three-story apartment-style independent living building, an expansion of the existing wellness center, partial demolition of the nursing care facility with upgrades to one wing, a new grounds building, and additional parking. The new development will be built out in

four phases, beginning in the fall of 2021, and concluding in the summer of 2025.²

Phase I – Southeast Quadrant

The first phase will include construction of the two new independent living villa buildings, with eight total “stand alone” units, and the new grounds building. Berns Drive, the loop road that accesses the southeast quadrant of the campus, will also be completed as a part of Phase I.

Phase II – Southwest Quadrant

The second phase will include construction of the three-story apartment style assisted living building and improvements to the healthcare wing. There will be a combined 64 memory care and assisted living units in the new building, with first floor covered parking. The two residential buildings on the southern edge of the site will remain. This phase will also replace the carports that are on-site now. There are currently three access drives on the Race Street side of the development. One access drive will be closed to consolidate ingress and egress traffic, improving safety for people using the multi-use path along Race Street.

Phase III – Northwest Quadrant

The three-story apartment style independent living building and the expansion of the wellness center will be completed in Phase III. The independent living building will include 48 units, with first floor covered parking. Three wings of the nursing care facilities will be removed.

Phase IV – North Parking Lot

The fourth phase will include the completion of the north parking lot. There is currently a circular drive and angled parking in the north parking lot. Phase IV will restructure the parking lot and add parking.

The existing uses on the site are residential, with a mix of housing types, uses, and amenities. There are currently four wings of the Meadowbrook Health Center, three of which will be demolished to make room for new construction. The existing wellness center will be expanded to include additional amenities and a new auditorium space that will seat up to 200 people. The six wings of the zig-zag building, and the two residential greenhouse buildings will remain on-site. Both stand-alone carports near the Race Street entrances will be demolished to make room for the new apartment-style assisted living building and renovation to the healthcare wing. The requested waiver to increase the building heights to 43 feet will allow for first-floor parking in the apartment-style buildings, so the carports will no longer be needed. The requested waiver to allow parking spaces to encroach into the required front yard along Race Street will allow the existing parking lot to remain in the required front yard, and for additional parking spaces to be added in place of the closed access drive. The garage on the north end of the site will also be demolished to make room for additional surface parking. The four quadplex villa buildings will remain in the northeast corner of the site, and two villas will be built to the south, accessed via the completed loop road. The proposed development will be complementary to what exists on-site now.

The new buildings would be constructed with high-quality materials, such as engineered wood siding, brick, and metal wall paneling, and contain elements that align with the PUD recommended design features. The roofs will be pitched to help match the architectural character of the surrounding neighborhood. The apartment-style buildings will incorporate first-floor covered parking for residents, and additional parking will be added throughout the site. To consolidate entrance points, the middle access drive on Race Street will be closed to make site circulation safer for cars and people. The campus is already heavily landscaped, and additional landscaping will be planted during the proposed

² See Exhibit G, Sheet A.2 for phasing plan.

development phases.

The new Clark-Lindsey Village wellness center will include expanded fitness spaces, in addition to the existing aquatics and fitness amenities, and memberships will be available to community residents ages 50 and over. Health, wellness, and nutrition counseling services will be offered in the new office spaces. Additionally, the wellness center expansion will include an auditorium that will be open to the public for not-for-profit events, education fairs, support groups, and other community events. The space can also be used as a polling site for future elections. Special consideration to accessibility has been made throughout the project, and the wellness center will be well-equipped to accommodate various needs.

Discussion

Comprehensive Plan

The property is shown in the 2005 Comprehensive Plan on Future Land Use Map #14. The map includes a notation that identifies the site as Clark-Lindsey Village. As illustrated in Exhibit C, the parcels are listed as “Residential – Multi-Family”, defined as follows:

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

The proposed Planned Unit Development would help meet the following Comprehensive Plan Goals and Objectives:

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

Objectives

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

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

Objectives

4.1 Encourage a variety of land uses to meet the needs of a diverse community.

4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.

4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

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

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

Objectives

16.1 Encourage a mix of land use types to achieve a balanced growing community.

16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

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

Objectives

19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.

19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

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

Objectives

20.1 Promote a “traditional neighborhood development” style as an alternative to the conventional suburban development pattern.

20.2 Encourage new neighborhoods to include a mix of residential types, with convenient access to schools, parks, shopping, work places, services, and transit.

20.3 Promote compact and contiguous development of new neighborhoods along the High Cross Road, Windsor Road, and East Airport Road corridors.

Goal 29.0 Develop a focused approach to economic development.

Objectives

29.1 Encourage supportive services and amenities that will benefit a strong civic, financial, and professional business base in Urbana.

29.2 Strengthen Urbana’s standing as a regional health-care center by supporting appropriately sited development opportunities and encouraging supportive services and amenities to benefit the sector.

Goal 31.0 Retain and expand existing businesses and industries.

PUD Ordinance Goals

Every proposed Planned Unit Development must be reviewed for consistency with nine general goals outlined in Section XIII-3.C of the Zoning Ordinance.

The proposed development is generally consistent with goals 1, 3, 4, 5, 6, 7, and 8 as follows:

1. To encourage high quality non-traditional, mixed-use, and/or conservation development in areas identified in the Comprehensive Plan.

The proposed development is a continuation of the existing high-quality, non-traditional retirement community campus at Clark-Lindsey Village. As a continuing care retirement community, Clark-Lindsey Village offers a variety of housing types with varying levels of associated care. The campus and proposed development include elements not found in conventional developments, such as on-site amenities, green space, and design elements like pitched roofs and quality materials.

The proposed PUD is generally consistent with this goal.

2. To promote infill development in a manner consistent with the surrounding area.

Infill development is defined as development of vacant or partially developed parcels that are surrounded by areas that are substantially or fully developed and served by existing public infrastructure. The requested PUD would allow for new campus development on a partially developed site, however, it does not meet the intent of the infill development goal.

3. To promote flexibility in subdivision and development design where necessary.

The Clark-Lindsey Village campus is not a traditional residential development, as it provides a mix of assisted and independent living options for seniors in the community, combined with amenities such as an on-site grocery store, fitness and aquatic centers, and ample green space. The design, setbacks, massing, and materials all are consistent with the surrounding neighborhood. The flexibility from development regulations would allow for slightly taller buildings to make room for first-floor covered parking and would allow for campus signs to make the facility and buildings more recognizable.

The proposed PUD is generally consistent with this goal.

4. To provide public amenities not typically promoted by the Zoning Ordinance.

The proposed development includes an expansion of the wellness center that includes fitness and aquatic amenities, as well as office and auditorium space for both Clark-Lindsey Village residents and members of the community. The new auditorium will be available for community events, and it could also be used as a polling place for future elections. Following the wellness center expansion, Clark-Lindsey Village would offer memberships to community members, ages 50 and up. The campus also offers green space and multi-use paths that connect the site to Windsor Road, Race Street, and Meadowbrook Park.

The proposed PUD is generally consistent with this goal.

5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan.

As stated above, the project is significantly responsive to many of the goals and objectives, and aligns with the note for future land use in the Comprehensive Plan, by allowing for continued development of the Clark-Lindsey Village campus.

The proposed PUD is generally consistent with this goal.

6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.

The campus is adjacent to existing public multi-use pathway corridors along Windsor Road and Race Street, and paths in Meadowbrook Park. New campus walkways will allow convenient access to public infrastructure. Crosswalks will be integrated throughout the site to promote walking for exercise and recreation and facilitate safe traffic flow for pedestrians and electric carts.

The proposed PUD is generally consistent with this goal.

7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood.

The architectural style, building form, and the relationship of the buildings to their surroundings is consistent with the longstanding Clark-Lindsey development and the surrounding neighborhood.

The proposed PUD is generally consistent with this goal.

8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways, and trails not typically promoted by the Zoning Ordinance.

The Clark-Lindsey Village campus has a mix of private open space and recreational facilities throughout the campus. There is significant green and open space on the site, including a new dog park to the west of the villas. Existing multi-use paths connect the campus to Race Street on the west, Windsor Road on the north, and Meadowbrook Park to the south and east, and new paths will be added in the proposed development.

The proposed PUD is generally consistent with this goal.

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

There are no cultural features or environmentally sensitive areas on the site. The applicants did submit a tree preservation plan that shows some trees being preserved during construction, and new landscaping being planted throughout the site (however, this criteria is likely focused on larger resources).

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. The purpose of a PUD is “to encourage development that goes beyond the minimum zoning and development standards in terms of design, public amenities, innovative ‘green’ construction, and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations.”

Planned Unit Developments can be residential, commercial, mixed-use, or industrial. The proposed development is a residential mixed-use PUD as it contains a mix of independent and assisted living options such as apartment-style and villa residences. The Clark-Lindsey Village campus and proposed new development also provide office space, auditorium space, and indoor and outdoor recreational facilities. To be considered for a PUD, a proposed development must have a gross site area of at least a half-acre and meet one of the four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development is on a lot that is larger than one acre and meets the lot size requirement. The proposed PUD meets two of the four criteria listed below as defined by the Urbana Zoning Ordinance.

Residential – A type of planned unit development focusing primarily on residential uses, which may include limited compatible business development.

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

Minimum Development Standards

Planned Unit Developments offer developers flexibility in applying zoning and development regulations. The applicant requests such flexibility in two areas of zoning regulations: allowing the height of two buildings to exceed the 35-foot maximum, and allowing three monument signs and three wall signs to be installed. The request also includes two waivers previously approved by the Planned Unit Development in 2015 (Ordinance Nos. 2015-06-060 & 2015-06-061).

Building Height Waiver

The Zoning Ordinance allows a maximum building height of 35 feet in the R-3 zoning district. The

requested building height is 43 feet for the two proposed apartment-style buildings. All other proposed buildings will comply with the 35-foot maximum height. In the R-3 district, public buildings, schools, and institutions of an educational, religious, or charitable nature may be built to a height of 75 feet if the building is set back from the minimum setback line at least one foot for each foot of additional building height over the 35-foot maximum. The proposed apartment-style buildings meet the intent of allowing taller buildings in the district, as they will be set back from the minimum setback line by more than eight feet.

The applicants have requested the building height waiver for the two apartment-style buildings to accommodate first-floor covered parking under the three floors of apartment units. Providing first-floor covered parking in the apartment-style buildings will make it more feasible to eliminate the stand-alone carports that are on-site now.

Given these factors, a waiver to increase the maximum building height is reasonable.

Sign Waiver

The Zoning Ordinance allows for institutions in residential districts to display either one monument sign or one wall sign per street frontage with a maximum sign size of 25 square feet per sign. Two monument signs exist on the campus now, one at the Windsor Road entrance and another at the southeast corner of Windsor Road and Race Street. The applicants would like to replace the two existing monument signs and add a third monument sign at the Race Street entrance. The proposed monument signs would be more modern than the current signs, and would be constructed with the same material palette as the new and existing buildings on site.

The applicants would also like to install three new wall signs, one each on the independent living apartment-style building, the assisted living apartment-style building, and the wellness center. The proposed wall signs would occupy approximately four percent of the building face on which they are installed. Wall signs are not permitted by-right in residential districts. However, in districts where wall signs are allowed, they can take up eight to ten percent of a building's wall area, with a maximum area typically between 300 and 350 square feet. The proposed wall signs will be well under these allowances, and they will help residents and visitors navigate to the different buildings on-site.

Parking in a Required Yard Waiver

The Zoning Ordinance prohibits parking in a required front yard. A waiver was approved in the previous PUD for Clark-Lindsey Village to allow parking in the required front yard on Race Street. This waiver is being requested again in this PUD, as one access drive on Race Street will be closed. The existing parking will remain, and parking spaces will be added where the Race Street access drive is now, in the required front yard.

Previously Approved Waivers

At the suggestion of Planning staff, the applicants have also requested two waivers that were approved in previous PUDs for Clark-Lindsey Village. Those waivers allow a private street width of 25 feet, and allow parking to encroach into the required front yard along Race Street. They are included simply to keep all approved waivers together in one place (i.e., in the most current ordinance).

Criteria for Approval

According to Section XIII-3 of the Urbana Zoning Ordinance, the Plan Commission shall determine whether reasons outlined in the submitted application and the evidence presented during the public

hearing justify approval based on the following criteria. (Please see Exhibit E for the petitioner's specific response to each question.)

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

The PUD would allow for new development on the existing Clark-Lindsey Village campus. The proposed development would provide additional memory care, assisted living, and independent living housing choices and amenities for people who would like to live in a continuing care retirement community.

Additionally, the proposed development includes expansion of the existing wellness center, which will include new fitness, aquatic, and auditorium space. Memberships will be available to all community residents ages 50 and up. The auditorium space will also be available for community events such as education fairs, health and wellness programming, and nutrition and counseling services. It will also be an optional space for a polling place in future elections.

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

The existing development has not be unreasonably injurious to the surrounding area or the public welfare. The Clark-Lindsey Village campus has been on the site since the late 1970s, where it has been a welcome part of the community and a good neighbor to surrounding areas. The Urbana Park District, Clark-Lindsey Village's largest neighbor, has written a letter of support to that effect. The requested PUD will allow for continued development of the established campus.

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

The proposed PUD is consistent with many goals and objectives, as detailed above, and is consistent with the future land use identified in Future Land Use Map #14 of the 2005 Urbana Comprehensive Plan.

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

The proposed PUD is consistent with goals 1, 3, 4, 5, 6, 7, and 8 of Section XIII-3 of the Urbana Zoning Ordinance.

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

The proposed development incorporates a number of recommended design features suggested in the PUD standards, including:

1. Architectural Design – The building's design features reflect the following PUD goals: architectural consistency, architectural identity, articulated design, attractive openings and covered entrances, exterior surfaces such as mixed siding materials, building-street relationship, and access to community amenities throughout the new building additions.
2. Pedestrian Connectivity – The campus is adjacent to existing public multi-use pathway corridors

along Windsor Road and Race Street, and paths in Meadowbrook Park. New campus walkways will allow convenient access to public infrastructure. Crosswalks will be integrated throughout the site to promote walking for exercise and recreation and facilitate safe traffic flow for pedestrians and electric carts.

3. Vehicular Connectivity – The proposal would remove one driveway on Race Street to consolidate ingress/egress points, and complete Berns Drive, the campus roadway that loops through the eastern and southern portions of the site, to enhance site circulation.
4. Landscaping – High-quality landscaping will continue to be planted throughout the entire campus. A transition from formal to more native landscape design will be made from more dense areas of the site to Meadowbrook Park.
5. Open Space – Three-story building additions are proposed to preserve open space across the site. Existing multi-use paths, stormwater detention, and access to Meadowbrook Park will remain, and a new dog park will be created near the quadplex villas.
6. Active Recreation – Recreational facilities exist inside the wellness center and throughout the site, and will be expanded during construction. There will be a new dog park near the quadplex villas. The campus is also well-connected to the neighboring Meadowbrook Park.
7. Transition Area – The site design and building massing act as a transition from the large, multi-service structure to the northwest and Meadowbrook Park to the east and south. The campus is not out of scale with the residential uses to the north.
8. Lighting – Lighting will be full-cutoff fixtures, focused downward, to accommodate the desire to conserve energy and provide sufficient lighting for resident senior safety and mobility considerations. The lighting design will reduce excessive lighting and minimize negative impacts on nearby areas.
9. Drainage Areas – The stormwater detention basin located in the southwest corner of the site will be expanded and site runoff will be channeled there through surface drainage and underground storm sewers.

Plan Commission

At their July 8, 2021, meeting, the Plan Commission held a public hearing on this case. Staff received one letter in support of the request from the Urbana Park District, and no letters in opposition to the request. At the public hearing, no members of the public spoke. After some discussion about the parking lot configuration, the Plan Commission voted unanimously to recommend approval of the preliminary and final development plans to City Council.

Summary of Findings

1. Clark-Lindsey Village, Inc. and RLPS Architects have submitted an application for preliminary and final development plans to construct a PUD at 101 West Windsor Road in the R-3, Single and Two-Family Residential zoning district.
2. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets one of the four criteria outlined in Section XIII-3.D (Mixed-Use Development).
3. The proposed final development plan includes a waiver request to increase the maximum building height from 35 feet to 43 feet for two proposed buildings, to allow space for first-floor covered

parking, and make it more feasible for the stand-alone carports to be removed. The two buildings will be set back from the minimum setback line by more than eight feet.

4. The proposed final development plan includes a waiver request to allow for three monument signs and three wall signs to be installed throughout the campus, to help residents and visitors navigate to the different buildings on-site; the proposed signs will otherwise comply with the Zoning Ordinance size regulations for monument and wall signs.
5. The proposed preliminary and final development plans incorporate a number of recommended design features, including architectural design, access, active recreation, landscaping, open space, and pedestrian and vehicular connectivity.
6. The proposed final development plan meets the criteria for approval in that it is conducive to the public convenience, designed, located, and proposed to be operated so not to be unreasonably injurious, is consistent with the Comprehensive Plan, is generally consistent with seven of the nine goals of Section XIII of the Urbana Zoning Ordinance, and is responsive to nine of the recommended design features.

Options

The Committee of the Whole has the following options regarding the Ordinance Approving a Preliminary Development Plan (Plan Case 2422-PUD-21):

1. Approve the Ordinance; or
2. Approve the Ordinance with revisions; or
3. Deny the Ordinance.

The Committee of the Whole has the following options regarding the Ordinance Approving a Final Development Plan (Plan Case 2423-PUD-21):

- a. Approve the Ordinance; or
- b. Approve the Ordinance with revisions; or
- c. Deny the Ordinance.

Recommendation

At its July 8, 2021, meeting, the Plan Commission voted with five ayes and zero nays to forward Plan Case Nos. 2422-PUD-21 & 2423-PUD-21 to the City Council with recommendations for APPROVAL with the following conditions:

1. Construction shall be in general conformance with the attached Site Plan, Elevations, and Landscape Plan; and
2. The wellness center will offer memberships to anyone 50 years or older, regardless of residency at Clark-Lindsey Village; and
3. The auditorium will be available for community events.

Staff concurs with the Plan Commission recommendation.

Attachments: Exhibit A: Location and Existing Land Use Map

Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Site Photos
Exhibit E: Public Input – Letter of Support
Exhibit F: Preliminary and Final Applications
Exhibit G: DRAFT Plan Commission Meeting Minutes – July 8, 2021

cc: Clark-Lindsey Village, Inc.; RLPS Architects

ORDINANCE NO. _____

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

(101 West Windsor Road / Plan Case No. 2422-PUD-21)

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, Clark-Lindsey Village, Inc. and RLPS Architects have applied for approval of a preliminary development plan for a residential mixed-use planned unit development (PUD) for property known as 101 West Windsor Road in the R-3, Single and Two-Family Residential Zoning Districts; and

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

WHEREAS, the applicant has submitted a preliminary development plan with three requested waivers to increase the maximum building height from 35 feet to 43 feet, to allow for three monument signs and three walls sign to be installed on the campus, and to allow parking in the required front yard on Race Street where an access drive will be closed; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on such petition at 7:00 p.m. on July 8, 2021, in Plan Case No. 2422-PUD-21; and

WHEREAS, the Plan Commission voted five (5) ayes and zero (0) nays to forward the cases to the Urbana City Council with a recommendation to approve the requested preliminary PUD; and

WHEREAS, the City Council finds that the requested preliminary development plan is consistent with Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1.

A preliminary development plan for the PUD, as attached hereto in Ordinance Attachment A, is hereby approved for property known as 101 West Windsor Road with the following conditions and waivers:

1. That construction be in general conformance with the attached site plans, elevations, and landscape plan in Ordinance Attachment A; and
2. That the wellness center will offer memberships to anyone 50 years or older, regardless of residency at Clark-Lindsey Village; and
3. That the auditorium be available for community events.

LEGAL DESCRIPTION:

Lots 1 and 2 of Clark-Lindsey Village Subdivision Number One, as per Plat dated July 23, 2012 and recorded July 24, 2012 as Document Number 2012R18172, situated in the City of Urbana, Champaign County, Illinois.

Commonly known as 101 West Windsor Road, Urbana, Illinois.
P.I.N.: 93-21-29-201-001 and 93-21-29-201-002

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 _____, 2021.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2021.

Diane Wolfe Marlin, Mayor

ORDINANCE NO. _____

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

(101 West Windsor Road / Plan Case No. 2423-PUD-21)

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, Clark-Lindsey Village, Inc. and RLPS Architects have applied for approval of a final development plan for a residential mixed-use planned unit development (PUD) for property known as 101 West Windsor Road in the R-3, Single and Two-Family Residential Zoning Districts; and

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

WHEREAS, the applicant has submitted a final development plan with three requested waivers to increase the maximum building height from 35 feet to 43 feet, to allow for three monument signs and three walls sign to be installed on the campus, and to allow parking in the required front yard on Race Street where an access drive will be closed; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on such petition at 7:00 p.m. on July 8, 2021, in Plan Case No. 2423-PUD-21; and

WHEREAS, the Plan Commission voted five (5) ayes and zero (0) nays to forward the cases to the Urbana City Council with a recommendation to approve the requested final PUD; and

WHEREAS, the City Council finds that the requested final development plan is consistent with Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1.

A final development plan for the PUD, as attached hereto in Ordinance Attachment A, is hereby approved for property known as 101 West Windsor Road with the following conditions:

1. That construction be in general conformance with the attached site plans, elevations, and landscape plan in Ordinance Attachment A; and
2. That the wellness center will offer memberships to anyone 50 years or older, regardless of residency at Clark-Lindsey Village; and
3. That the auditorium be available for community events.

LEGAL DESCRIPTION:

Lots 1 and 2 of Clark-Lindsey Village Subdivision Number One, as per Plat dated July 23, 2012 and recorded July 24, 2012 as Document Number 2012R18172, situated in the City of Urbana, Champaign County, Illinois.

Commonly known as 101 West Windsor Road, Urbana, Illinois.
P.I.N.: 93-21-29-201-001 and 93-21-29-201-002

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 _____, 2021.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2021.

Diane Wolfe Marlin, Mayor

ORDINANCE ATTACHMENT A - SITE PLANS, ELEVATIONS & RENDERINGS

CAMPUS REPOSITIONING FOR CLARK-LINDSEY VILLAGE 101 WEST WINDSOR RD, URBANA, IL 61802

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PUD SUBMISSION - NOT FOR CONSTRUCTION

CLARK-LINDSEY VILLAGE
 101 WEST WINDSOR RD, URBANA, IL 61802
 DRAWN BY: [NAME] CHECKED BY: [NAME] APPROVED BY: [NAME] D.R.G.

CAMPUS REPOSITIONING FOR CLARK-LINDSEY VILLAGE
 101 WEST WINDSOR RD, URBANA, IL 61802
 DRAWN BY: [NAME] CHECKED BY: [NAME] APPROVED BY: [NAME] M.J.W.

CVR
 COMMISSION NO: 2024066 SCALE: AS NOTED DATE: 8 JUNE 2024
PUD - COVER SHEET

PROJECT DIRECTORY	
ARCHITECT	RLPS ARCHITECTS 250 VALLEBROOK DRIVE LANCASTER, PA 717-560-1801
CIVIL ENGINEER	BERNS CLANCY & ASSOCIATES 405 EAST MAIN STREET, P.O. BOX 195 URBANA, IL 61803 217-384-1144
FOOD SERVICE	VISION BUILDERS DESIGN 305 FOSTER AVENUE, SUITE 100 CHARLOTTE, NC, 28203 704-405-3101
STRUCTURAL ENGINEER	SNELL ENGINEERING CONSULTANTS 1511 STATE STREET, SUITE 202 SARASOTA, FL 34236 941-544-0601
MECHANICAL, ELECTRICAL & PLUMBING ENGINEER	REESE HACKMAN ENGINEERS, INC. 2021 PINE HALL ROAD STATE COLLEGE, PA 16801 814-687-5566
LANDSCAPE ARCHITECT	KIMLEY-HORN 4201 WINFIELD RD, STE 600 WARRENVILLE, IL 60598 630-497-3415
OWNER	CLARK-LINDSEY VILLAGE, INC. 101 WEST WINDSOR ROAD URBANA, IL 61802 217-544-2144
OWNER'S REPRESENTATIVE	PLANTE MORAN LIVING FORWARD 10 S. RIVERSIDE PLAZA, 4TH FLOOR CHICAGO, IL 60606 312-297-1040
CONSTRUCTION MANAGER	BROGREN RUSSO BUILDERS, INC. 602 N. COUNTRY FAIR DRIVE CHAMPAIGN, IL 61821 217-352-4232
OWNER'S CONSULTANTS: OWNER CONSULTANT INFORMATION IS INCLUDED FOR CONVENIENCE PURPOSES ONLY AND IS NOT WORK OF RLPS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OF THE WORK PROVIDED OR COORDINATION OF ITEMS PROVIDED BY THE OWNER'S CONSULTANTS.	

STANDARD ABBREVIATIONS											
AVV	AIR VISUAL	DEPT	DEPARTMENT	GAL	GALLON	MEGH	MECHANICAL	RA	RESILIENT ACCESSORY	TFTN	TOILET PARTITION
AB	AIR BARRIER	DIA	DIAMETER	GALV	GALVANIZED	MED	MEDICINE OF MEDICAL	RAF	FLOORING	TYP	TYPICAL
ADA	AMERICANS WITH DISABILITIES	DG	DECORATIVE GLASS	GC	GENERAL CONTRACTOR	MEMB	MEMBRANE	RB	RESILIENT BASE	UH	UNIT DIMENSION
ADJ	ADJUSTABLE	DN	DOWN	GHT	GLASS MAT FACED	MET	METAL	RBR	RUBBER	UN	UNIT HEATER
AFP	ABOVE FINISHED FLOOR	DNSP	DOWNSPOUT	GOVT	GOVERNMENT	MEZZ	MEZZANINE	RCP	REFLECTED CEILING PLAN	UNR	UNDERWRITERS
AFM	ARCHITECTURAL FILM	DR	DINING ROOM	GPM	GALLONS PER MINUTE	MFR	MANUFACTURER	RCP	REFLECTED CEILING PLAN	LAB	LABORATORIES
ALUM	ALUMINUM	DRT	DRESSING ROOM	GFS	GALLONS PER SECOND	MN	MINIMUM	RCNP	REINFORCED CONCRETE	LOR	LORD
AMC	ACOUSTICAL METAL PANEL	DWA	DISHWASHER	GR	GRADE	MIR	MIRROR	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE
AP	ACCESS PANEL	DYS	DRAWING	GRT	GROUT	MSC	MISCELLANEOUS	REF	REFRIGERATOR	VAC	VACUUM
APC	ACOUSTICAL PANEL CEILING	EHF	ENGINEERED HARDWOOD	GTR	GUTTER	MO	MASONRY OPENING	REIN	REINFORCED	VCT	VINYL COMPOSITION TILE
APP	RESIDENTIAL APPLIANCE	EIFS	EXTERIOR INSULATION & FINISH SYSTEM	GYP	GYPSTUM WALL BOARD	MPC	METAL PANEL CEILING	REV	REVISION	VENT	VERTICAL
APT	APARTMENT	EPD	ETHYLENE PROPYLENE DIENE MONOMER	GYPB	GYPSTUM BOARD	MSV	MANUFACTURED STONE VENEER	REQD	REQUIRED	VEF	VERTICAL VERGUE
ARCH	ARCHITECT OR ARCHITECTURAL	ELEG	ELECTRIC OF ELECTRICAL	HCB	HOLLOW CORE WOOD BOARD	MTL	METAL	RFB	RUBBER FLOORING	VOL	VOLUME
ATC	ACOUSTICAL TILE CEILING	EL	ELEVATION	HDBD	HARDBOARD	NIC	NOT IN CONTRACT	RFL	RUBBER FLOORING	W	WIDTH OF WIDE
AVC	AIR VAPOR BARRIER	ELEV	ELEVATOR	HDP	HARDWARE	NO	NO	RM	ROOM	W/	WITHOUT
AVP	ACOUSTICAL WOOD CEILING	EMER	EMERGENCY ENGINEER	HDM	HOLLOW METAL	NO*	NUMBER	RSO	ROUGH OPENING	W/	WITHOUT
BATH	BATHROOM	ENR	ENGINEER	HOR	HORIZONTAL	NRG	NOISE REDUCTION COEFFICIENT	RP	RESIN PANEL	W/	WITHOUT
BBT	BIO-BASED TILE BOARD	ENT	ENTRANCE	HP	HIGH POINT	NS	NATURAL STONE	RTN	RETURN	W/	WITHOUT
BD	BOARD	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	HR	HOUR OF HANDRAIL	NTS	NOT TO SCALE	RWC	RAIN WATER CONDUCTOR	W/	WITHOUT
BEI	BRICK EXPANSION JOINT BUILDING	EQ	EPOXY PAINT	HT	HEIGHT	OC	ON CENTER	RWF	RAIN WATER PIPE	W/	WITHOUT
BLKS	BLOCKING	EQ	EQUAL	HVAC	HEATING, VENTILATING & AIR CONDITIONING	OD	OUTSIDE DIAMETER	SC	SEALED CONCRETE	W/	WITHOUT
BOT	BOTTOM	EHP	ELECTRIC WATER COOLER	IG	INSIDE DIAMETER OF INTERIOR DESIGNER)	OH	OFF	SCND	SOLID CORE WOOD	W/	WITHOUT
BR	BEDROOM	EQ	EQUAL	IS	INSULATED GLASS WINDOW	OPNG	OPENING	SECT	SECTION	W/	WITHOUT
BRG	BEARING	EXP	EXPOSED	IC	IMPACT INSULATION CLASS	OPP	OPPOSITE	SFRM	SPRAY-APPLIED FIRE RESISTIVE MATERIAL SHEET	W/	WITHOUT
BSMT	BASMENT	EXP BT	EXPANSION BOLT	IN	INCH	OSS	ORIENTED STRAND BOARD	SIM	SIMILAR	W/	WITHOUT
BT	BOLT	EXT	EXTERIOR	INFO	INFORMATION	PC	POLYURETHANE	SQ	SQUARE	W/	WITHOUT
CAB	CABINET OF CABINETRY	FBR GLS	FIBER GLASS	INS	INSULATION	FG	FREQUENCY CURTAIN	SQFT	SQUARE FEET	W/	WITHOUT
CB	CORNER BEAD	FD	FAN COIL	INT	INTERIOR	PF	POUNDS PER SQUARE FOOT	SP	SPRING POINT	W/	WITHOUT
CG	CORNER GUARD	FE	FIRE EXTINGUISHER	IRVC	IMPACT RESISTANT WALL COVERING	PHND	PENETRATING HARDWARE	SQIN	SQUARE INCH	W/	WITHOUT
CJ	CEILING JOINT	FFC	FIRE EXTINGUISHER CABINET	JC	JANITOR'S CLOSET JOINT	PL	PLATE	SRND	STYLE AND RAIL WOOD	W/	WITHOUT
CL	CENTER LINE	FFFE	FURNITURE, FIXTURES, & EQUIPMENT	JT	JANITOR'S CLOSET JOINT	PLMB	PLUMBING	SS	STAINLESS STEEL	W/	WITHOUT
CL or	CEILING	FFE	FINISHED FLOOR ELEVATION	KIT	KITCHEN	PLYND	PLYWOOD	SSM	SOLID SURFACE MATERIAL	W/	WITHOUT
CLO	CLOSET	FG	FLOOR GLASS	L	LENGTH OF LONG	PMP	PRE MOLDED FILLER PANEL	ST	STREET	W/	WITHOUT
CM	CULTURED MARBLE	FD	FLOOR DRAIN	LAB	LABORATORY	PNT	PANEL, PAINTED FINISH	STN	STAIN	W/	WITHOUT
CMU	CONCRETE MASONRY UNIT	FC	FLOOR COVERING	LAV	LAVATORY	PR	PAINT, PRE-FINISHED	STRCT	STRUCTURAL	W/	WITHOUT
COL	COLUMN	FFC	FIRE EXTINGUISHER CABINET	LBY	LAVATORY	FRFAB	FIRE FABRICATED FIRE FINISHED	SUSP	SUSPENDED	W/	WITHOUT
CONC	CONCRETE	FFL	FLOOR FINISH	LB	LIVING ROOM	FRFBD	FRONT BOARD	SV	SHEET VINYL	W/	WITHOUT
CONCJT	CONSTRUCTION JOINT	FL	FLOOR	LP	LOVING POINT	PFB	PROTECTION BOARD	TAS	TONGUE AND GROOVE	W/	WITHOUT
CONSTR	CONSTRUCTION	FLR	FLOORING	LR	LIVING ROOM	PFT	PRESSURE TREATED	TA	TOILET ACCESSORY	W/	WITHOUT
CONTR	CONTRACTOR	FRP	FIBERGLASS REINFORCED PANELS	MATL	MATERIAL	PVC	POLYVINYL CHLORIDE	TEB	TECHNICAL	W/	WITHOUT
CPT	CARPET	FRT	FIRE RETARDANT TREATED	MB	MEDIUM DENSITY FIBERBOARD	QTY	QUANTITY	TEH	TELEPHONE	W/	WITHOUT
CR	CHAIR RAIL	FS	FOOD SERVICE	MD	MEDIUM DENSITY FIBERBOARD	MB	MOISTURE BARRIER	TEMP	TEMPERATURE	W/	WITHOUT
CTR	CENTER	FT or	FEET OF FOOT	MDF	MEDIUM DENSITY FIBERBOARD	QTY	QUANTITY	TERR	TERRAZZO	W/	WITHOUT
D	DRAPERY	FTS	FEET OF FEET	GA	GAUGE	R	RADIUS	THK	THICK OR THICKNESS	W/	WITHOUT
DBL	DOUBLE							TOS	TOP OF STEEL		
DES or	DEGREE										

DRAWING SYMBOLS			SITE LOCATION MAP		
(Symbol)	SECTION		(Symbol)	FLOOR LINE	
(Symbol)	DETAIL		(Symbol)	PARTITION TYPE	
(Symbol)	ELEVATION		(Symbol)	WINDOW TYPE	
(Symbol)	COLUMN GRID LINE		(Symbol)	SPOT ELEVATION	
(Symbol)	MATCH LINE		(Symbol)	VOLUME	
(Symbol)			(Symbol)	WIDTH OF WIDE	
(Symbol)			(Symbol)	WITHOUT	
(Symbol)			(Symbol)	WATER CLOSET	
(Symbol)			(Symbol)	WALL COVERING	
(Symbol)			(Symbol)	WOOD	
(Symbol)			(Symbol)	WIDE FLANGE (STEEL)	
(Symbol)			(Symbol)	WOOD FLOORING	
(Symbol)			(Symbol)	WALL GUARD	
(Symbol)			(Symbol)	WALK IN CLOSET	
(Symbol)			(Symbol)	WALK IN COOLER	
(Symbol)			(Symbol)	WALK-OFF MAT / ENTRYWAY SYSTEM	
(Symbol)			(Symbol)	WATERPROOFING	
(Symbol)			(Symbol)	WOOD PANEL CEILING	
(Symbol)			(Symbol)	WOOD PANELING	
(Symbol)			(Symbol)	WEIGHT	
(Symbol)			(Symbol)	WINDOW TREATMENT	
(Symbol)			(Symbol)	WELDED WIRE FABRIC	
(Symbol)			(Symbol)	YD	
(Symbol)			(Symbol)	YARD	

MATERIAL INDICATIONS			
(Symbol)	CONCRETE	(Symbol)	BATT INSULATION
(Symbol)	PRECAST CONCRETE	(Symbol)	BLOWN-IN INSULATION
(Symbol)	CONCRETE BLOCK (CMU)	(Symbol)	RIGID INSULATION
(Symbol)	BRICK	(Symbol)	SPRAY FOAM INSULATION
(Symbol)	CRUSHED STONE	(Symbol)	GYPSTUM PLASTER
(Symbol)	COMPACTED EARTH	(Symbol)	WOOD BLOCKING
(Symbol)	STEEL	(Symbol)	PLYWOOD
(Symbol)	CELLULAR PVC	(Symbol)	FINISHED WOOD
(Symbol)	GLAZING SYSTEM	(Symbol)	ORIENTED STRAND BOARD (OSB)
(Symbol)	ACOUSTICAL TILE	(Symbol)	SOLID SURFACE MATERIAL

CIVIL DRAWING LIST	
NUMBER	SHEET NAME
C1	EXISTING CONDITIONS
C2	SITE INVENTORY
C3	SITE PLAN
C4	CIRCULATION SYSTEM
C5	STORMWATER PLAN
C6	PRELIMINARY UTILITY PLAN

LANDSCAPE DRAWING LIST	
NUMBER	SHEET NAME
L100	CAMPUS TREE PRESERVATION PLAN
L101	CAMPUS LANDSCAPE PLAN

ARCHITECTURAL DRAWING LIST	
NUMBER	SHEET NAME
A1	OVERALL ARCHITECTURAL SITE PLAN
A2	OVERALL SITE PLAN - PHASES
A3	OVERALL SITE PLAN - SIGNAGE
A4	VILLAS OVERALL PLAN
A5	VILLAS ELEVATIONS
A6	GROUPS PLAN AND ELEVATION
A7	GARAGE FLOOR PLAN
A8	MEMORY SUPPORT - 1ST FLOOR PLAN
A9	AL 2ND FLOOR
A10	AL 3RD FLOOR
A11	ROOF PLAN
A12	HEALTH CENTER KING 200 MEADOWBROOK
A13	EXTERIOR ELEVATIONS
A14	EXTERIOR ELEVATIONS
A15	IL GARAGE LEVEL PLAN
A16	IL MAN FLOOR PLAN
A17	SOCIAL CENTER MAIN FLOOR PLAN
A18	IL SECOND & THIRD FLOOR PLAN
A19	IL ROOF PLAN
A20	SOCIAL CENTER ROOF PLAN
A21	IL EXTERIOR ELEVATIONS
A22	IL EXTERIOR ELEVATIONS
A23	SOCIAL CENTER EXTERIOR ELEVATIONS

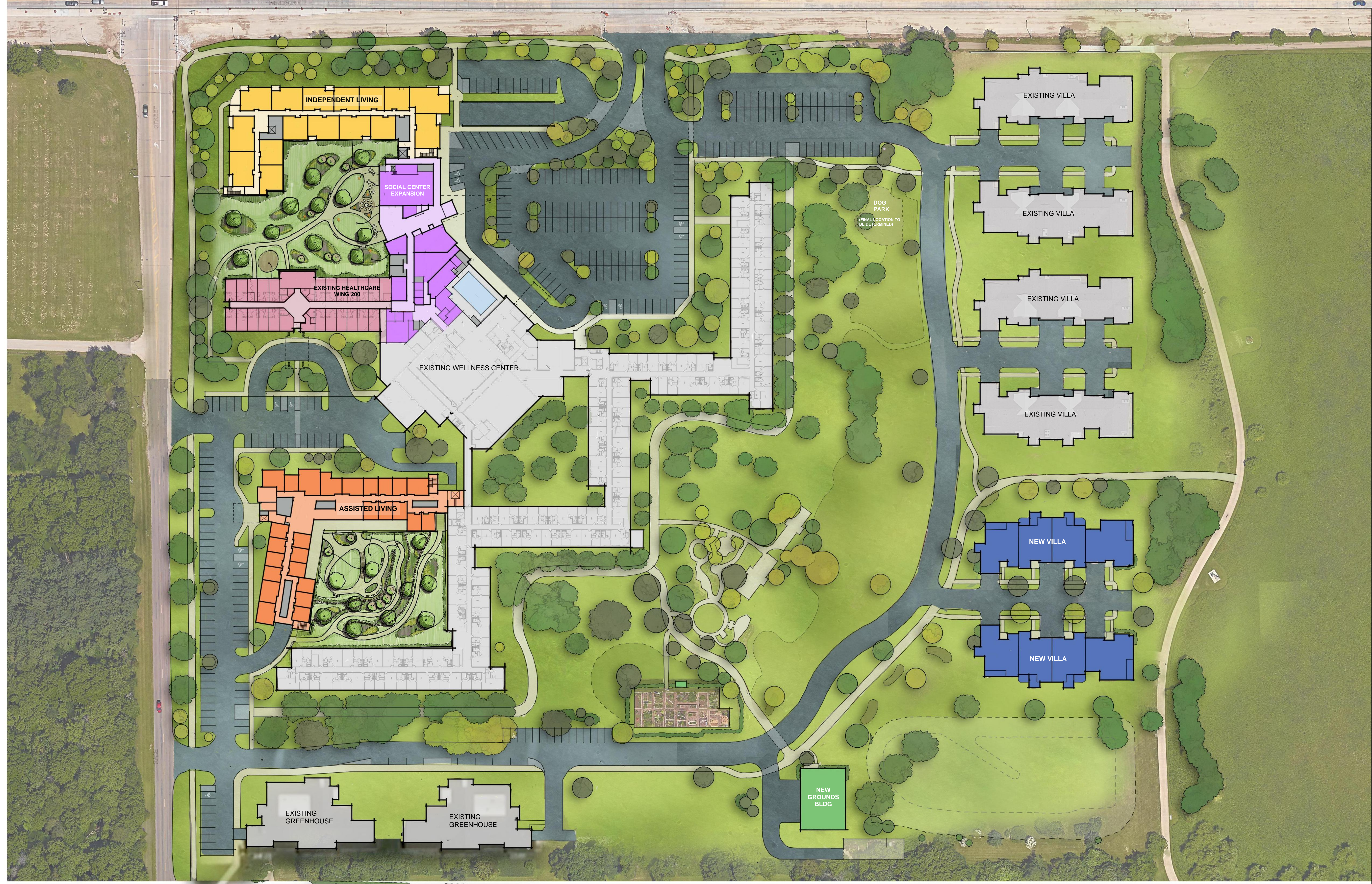
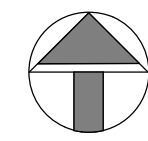
ELECTRICAL DRAWING LIST	
NUMBER	SHEET NAME
E101	SITE PHOTO METRIC PLAN
E102	SITE PHOTO METRIC SCHEDULES

DRAWING INDEX

6/8/2024 8:36:53 AM

1 OVERALL ARCHITECTURAL SITE PLAN

1" = 50'-0"



DRAWING NO: A1	COMMISSION NO: 202086	SCALE: AS NOTED	DATE: 8 JUNE 2021
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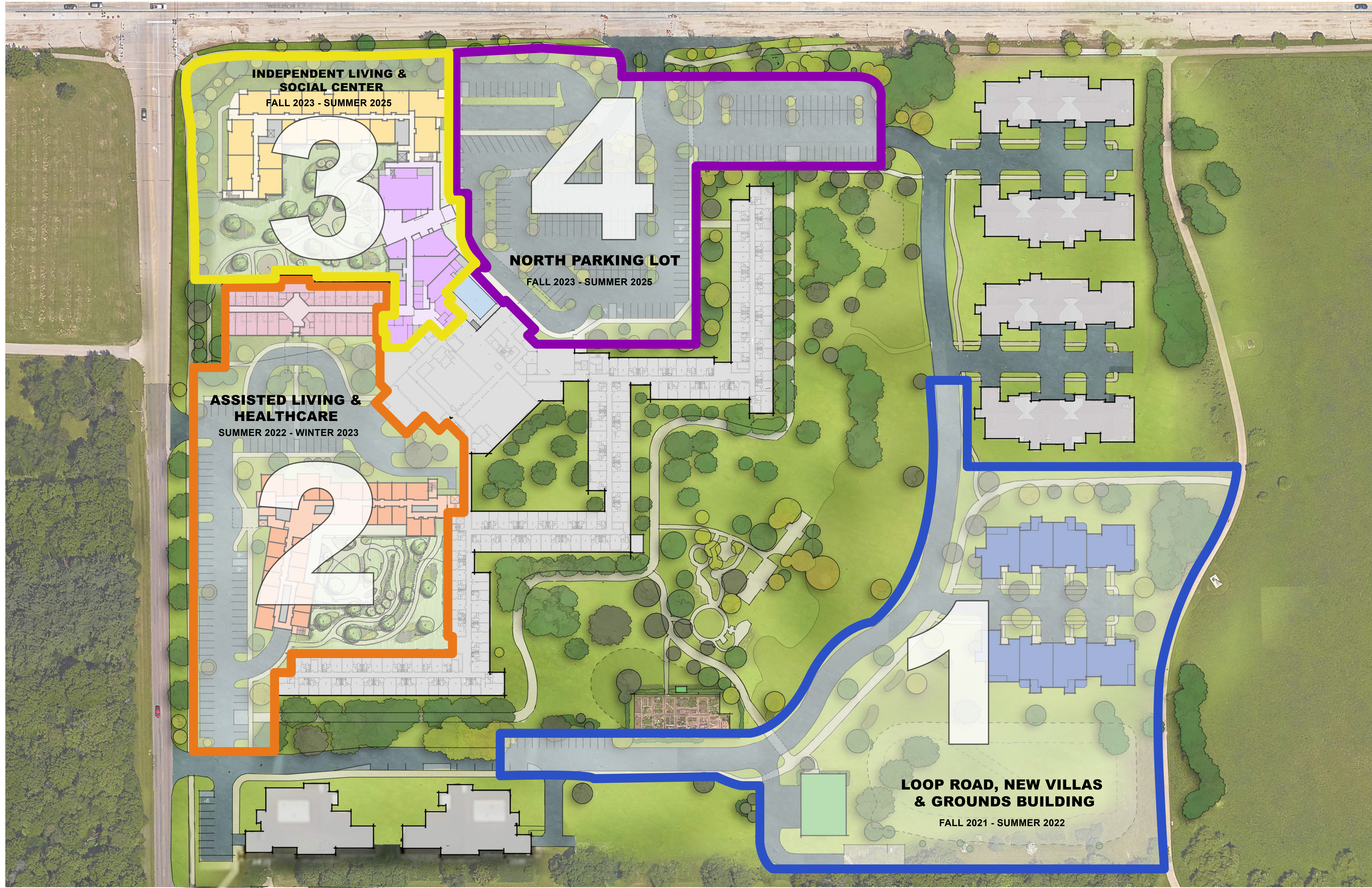
REVISIONS	
NO.	DATE DESCRIPTION

CAMPUS REPOSITIONING
FOR
CLARK-LINDSEY VILLAGE
101 WEST WINDSOR RD. LEBANON, IL 61802
COORDINATED BY: [REDACTED] M.J.W. APPROVED BY: [REDACTED] D.L.G.

r|ps architects
architecture • master planning • interior design
250 VALLEYBROOK DRIVE, LANCASTER, PA 17601
717-560-9501 FAX: 717-560-2373 R|PS, LLP


PUD SUBMISSION - NOT FOR CONSTRUCTION

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1 OVERALL SITE PLAN - PHASES
 1" = 50'-0" 

6/7/2021 7:55:30 PM

DRAWING NO: A2 COMMISSION NO: 202086	SCALE: AS NOTED	DATE: 8 JUNE 2021	OVERALL SITE PLAN - PHASES		REVISIONS		CAMPUS REPOSITIONING FOR CLARK-LINDSEY VILLAGE		 rlps architects architecture • master planning • interior design 250 VALLEYBROOK DRIVE, LANCASTER, PA 17601 717-560-9501 FAX: 717-560-2373 RLPS, LLP	PUD SUBMISSION - NOT FOR CONSTRUCTION	THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF RLPS ARCHITECTS, LLP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF THE ARCHITECT. ANY UNAUTHORIZED USE OF THIS DRAWING SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RLPS ARCHITECTS, LLP. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.
	NO.	DATE	DESCRIPTION	APPROVED BY:	D.R.G.	COORDINATED BY:	M.J.W.	DESIGNED BY:			

PRECEDENT IMAGES
MONUMENT SIGNAGE



PRECEDENT IMAGES
BUILDING SIGNAGE

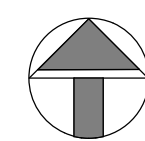


NOTE: SELECTED MATERIALS AT NEW SIGNAGE TO ALIGN WITH EXISTING & NEW BUILDING MATERIAL PALETTE



1 OVERALL SITE PLAN - SIGNAGE

1" = 50'-0"



6/7/2021 7:36:31 PM

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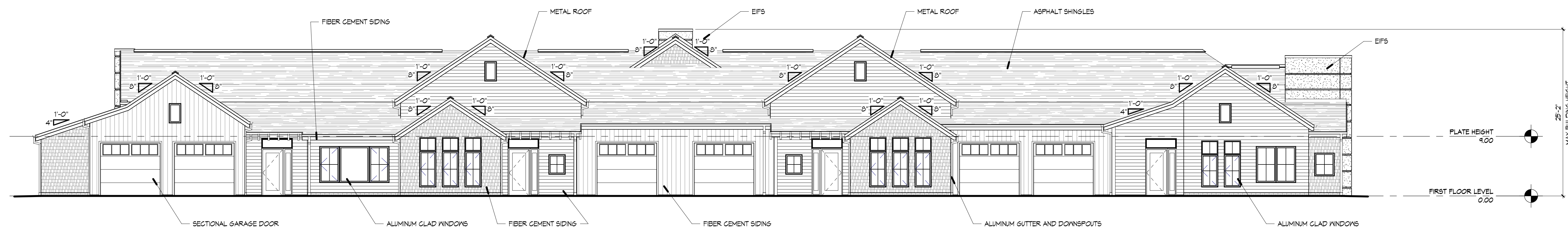
PUD
SUBMISSION -
NOT FOR
CONSTRUCTION

rpls architects
architecture • master planning • interior design
250 VALLEYBROOK DRIVE, LANCASTER, PA 17601
717-560-9501 FAX: 717-560-2373 RPLS, LLP

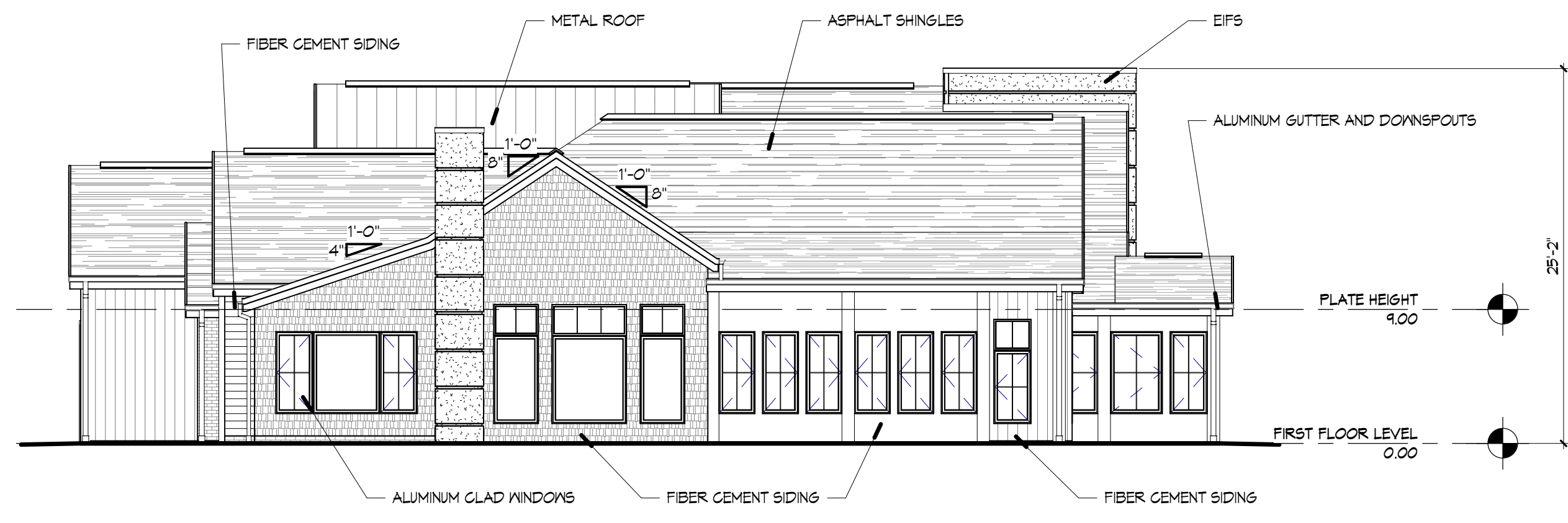
CAMPUS REPOSITIONING
FOR
CLARK-LINDSEY VILLAGE
101 WEST WINDSOR RD. LEBANON, IL 61802
DRAWN BY: M.J.W. CHECKED BY: M.J.W. APPROVED BY: D.R.G.

REVISIONS	
NO.	DESCRIPTION

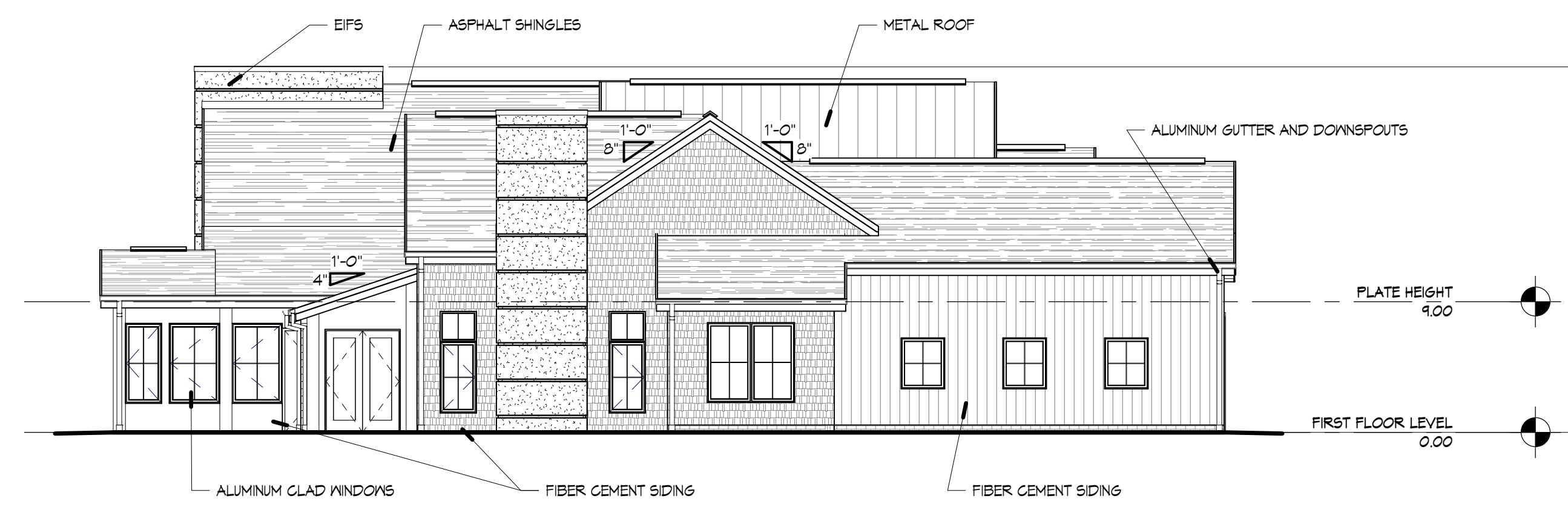
OVERALL SITE PLAN -
SIGNAGE
DRAWING NO: A3
COMMISSION NO: 202086
SCALE: AS NOTED
DATE: 8 JUNE 2021



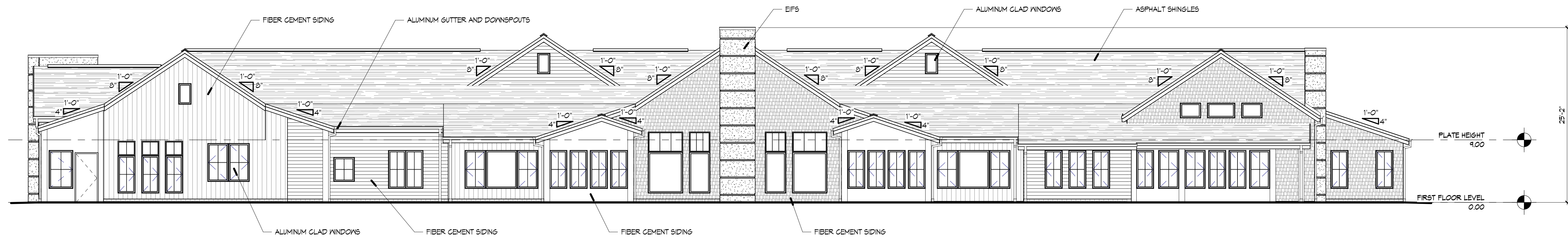
A ELEVATION
1/8" = 1'-0"



B ELEVATION
1/8" = 1'-0"



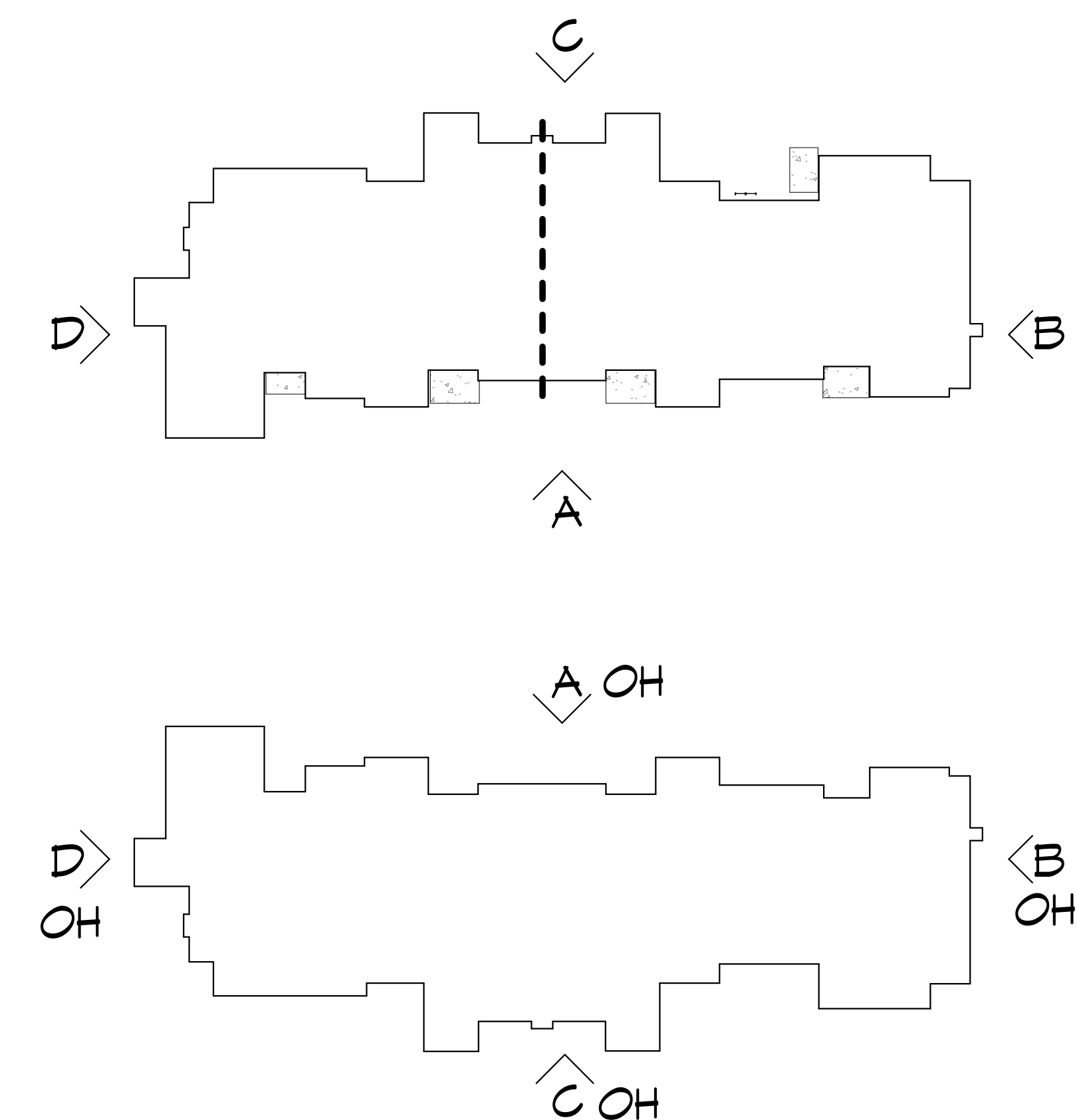
D ELEVATION
1/8" = 1'-0"



C ELEVATION
1/8" = 1'-0"



EXISTING VILLAS PHOTOS - NEW PROPOSED VILLAS TO MATCH EXISTING VILLAS EXTERIOR PALETTE



KEY PLAN

6/3/2021 3:42:57 PM

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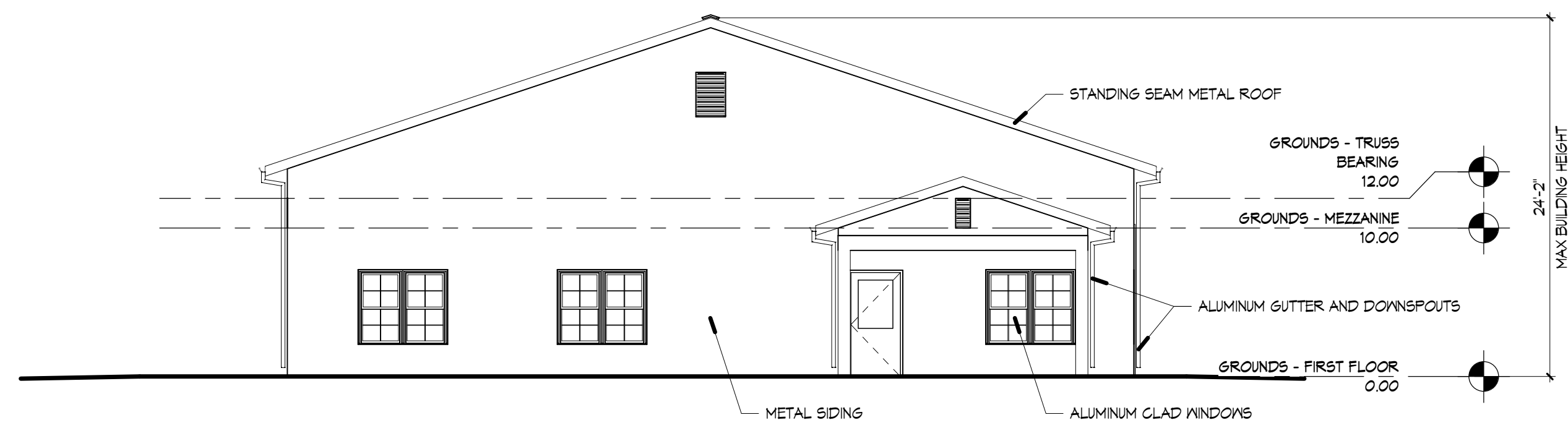
PUD SUBMISSION - NOT FOR CONSTRUCTION

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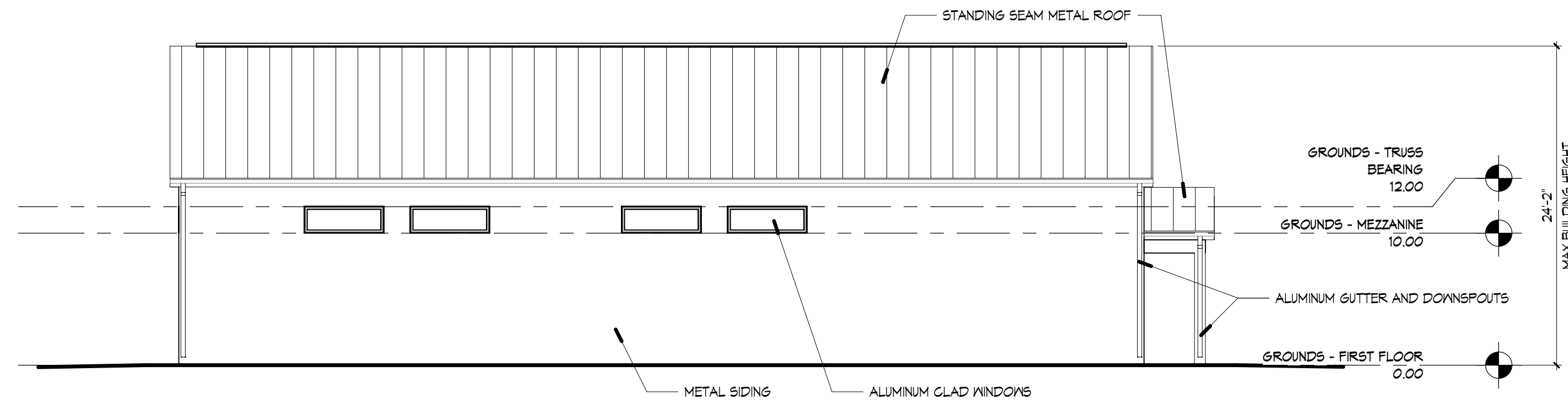
NEW VILLA QUADS AND GROUNDS BUILDING
FOR
CAMPUS REPOSITIONING
CLARK-LINDSEY VILLAGE
101 WEST WINDSOR RD. URBANA, IL 61820
DRAWN BY: EJJ
CHECKED BY: EJJ
APPROVED BY: DIRG / NJM

NO.	DATE	DESCRIPTION

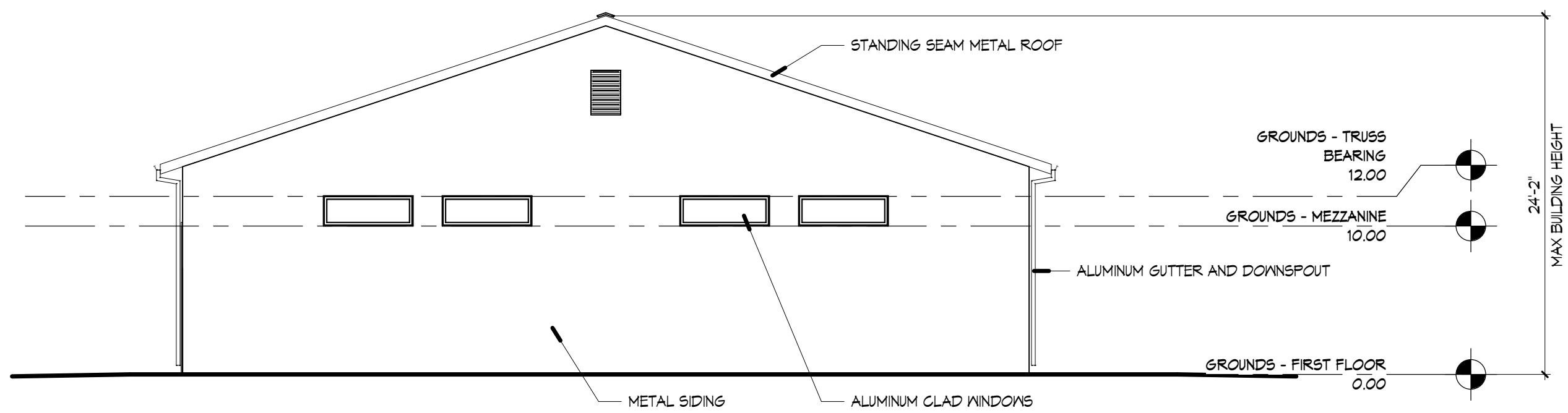
VILLA ELEVATIONS
SCALE: AS NOTED
DATE: 8 JUNE, 2021
COMMISSION NO: 2020/066
A5



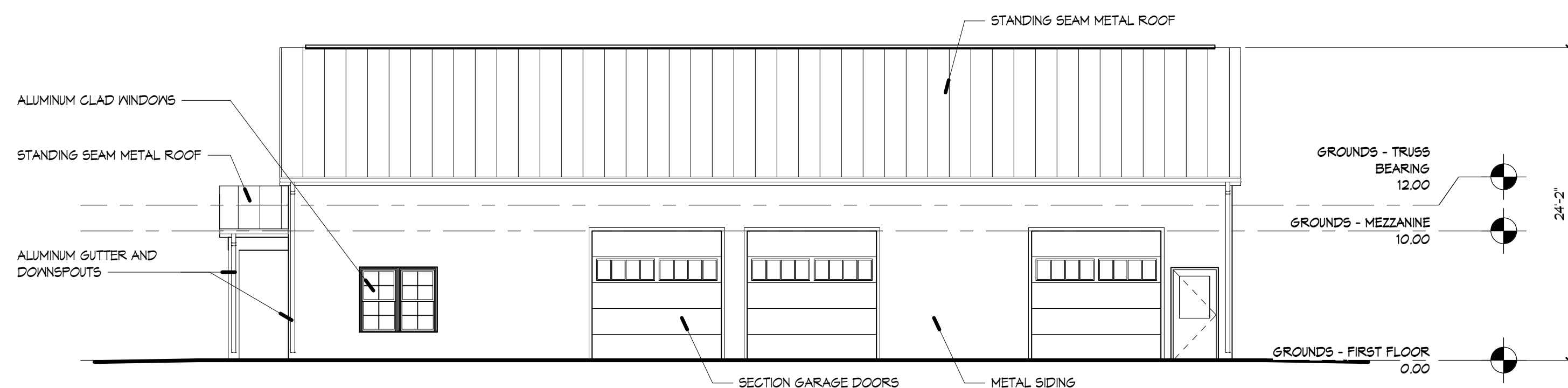
A GROUNDS - ELEVATION
1/8" = 1'-0"



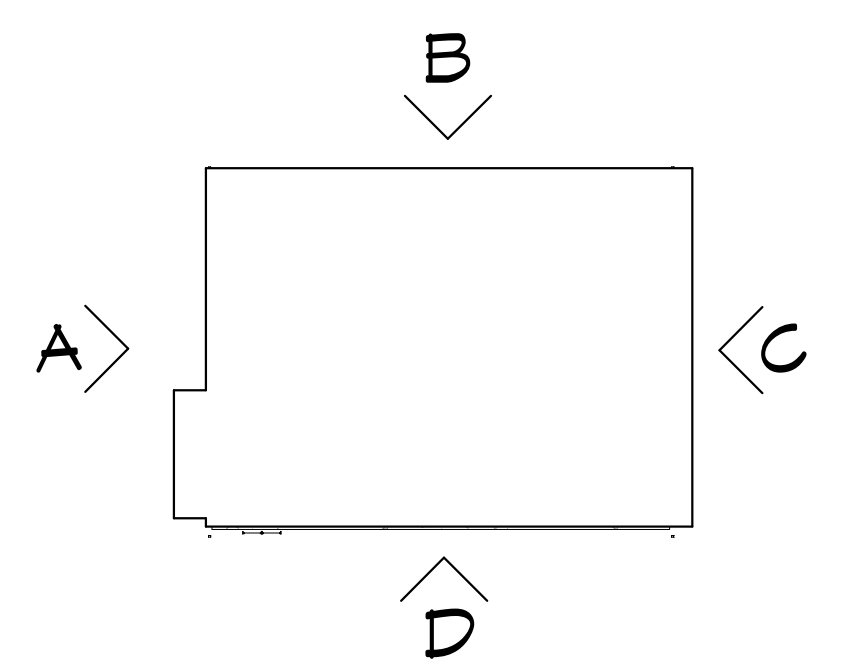
B GROUNDS - ELEVATION
1/8" = 1'-0"



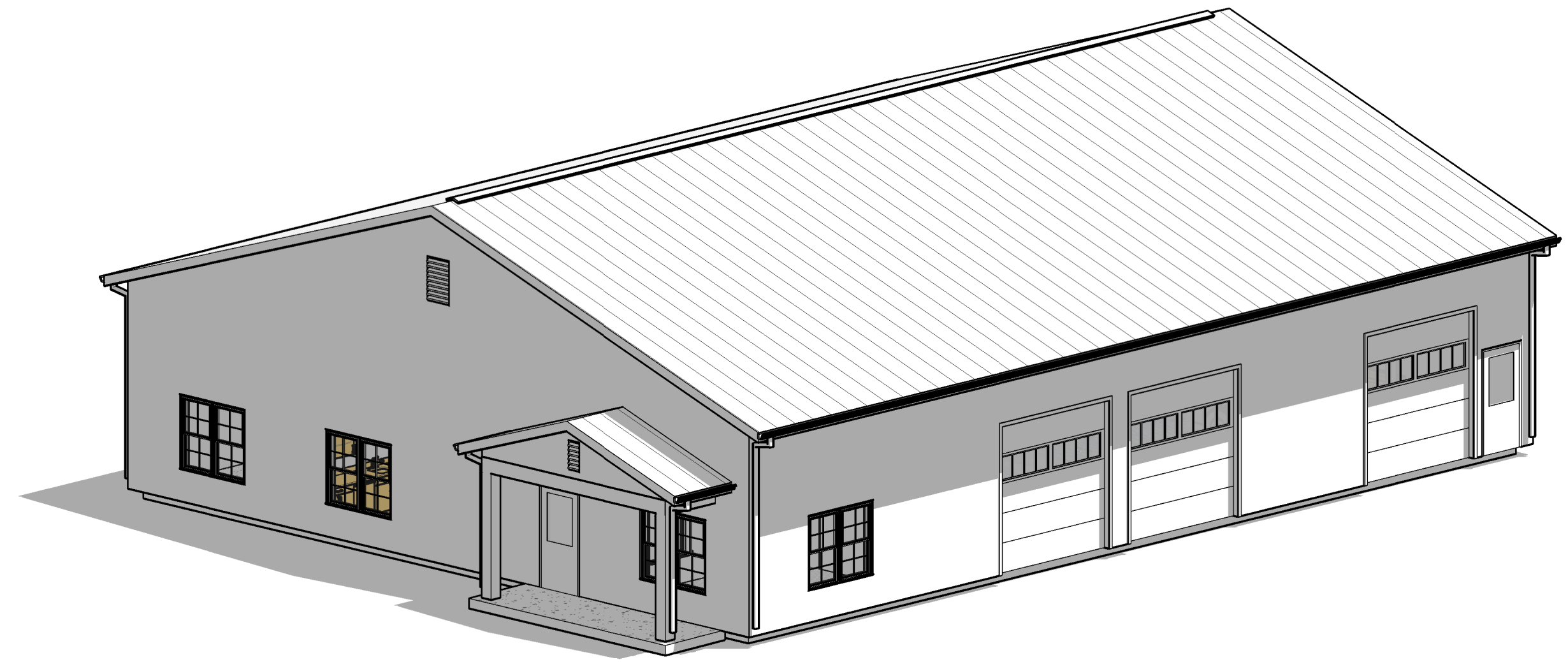
C GROUNDS - ELEVATION
1/8" = 1'-0"



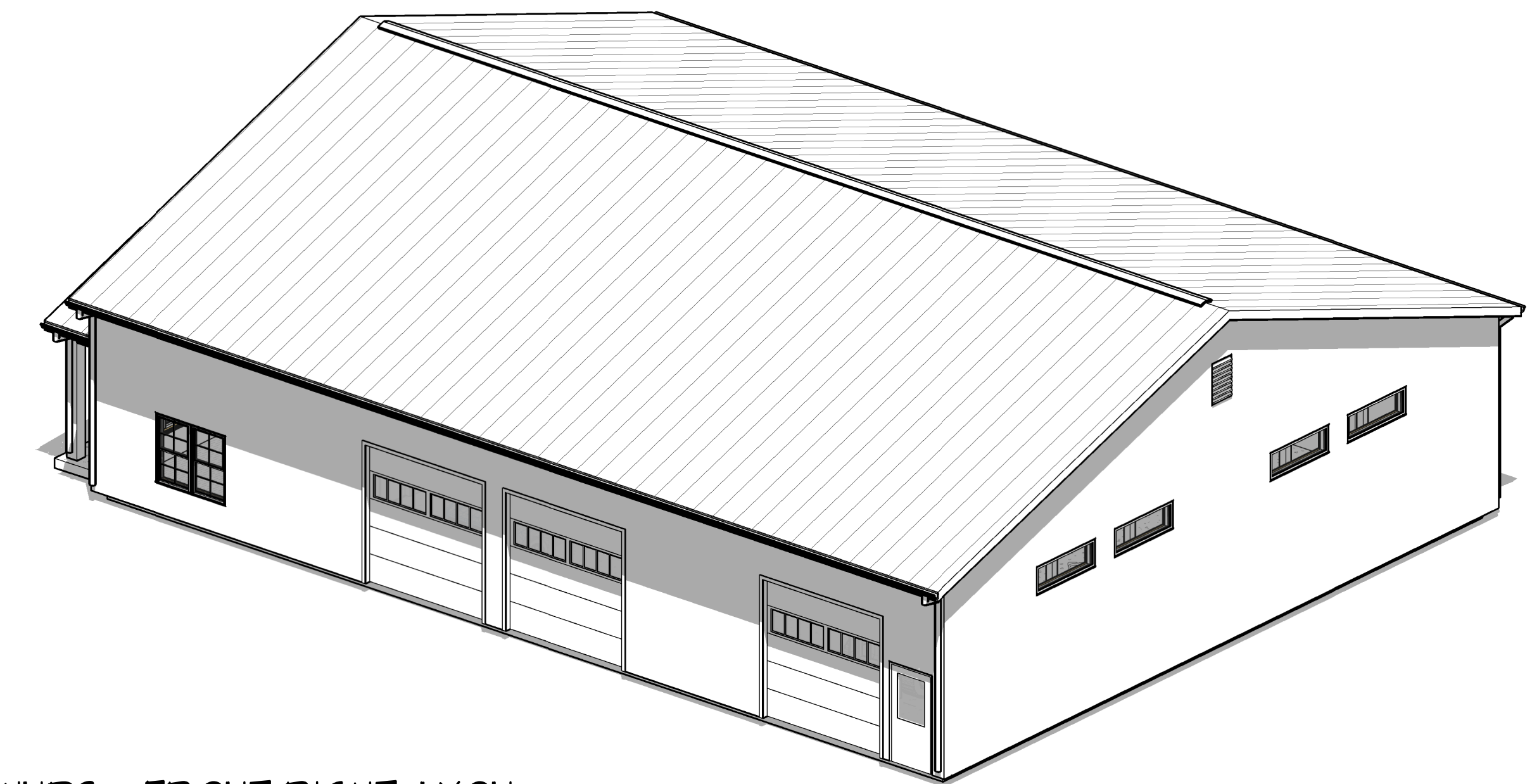
D GROUNDS - ELEVATION
1/8" = 1'-0"



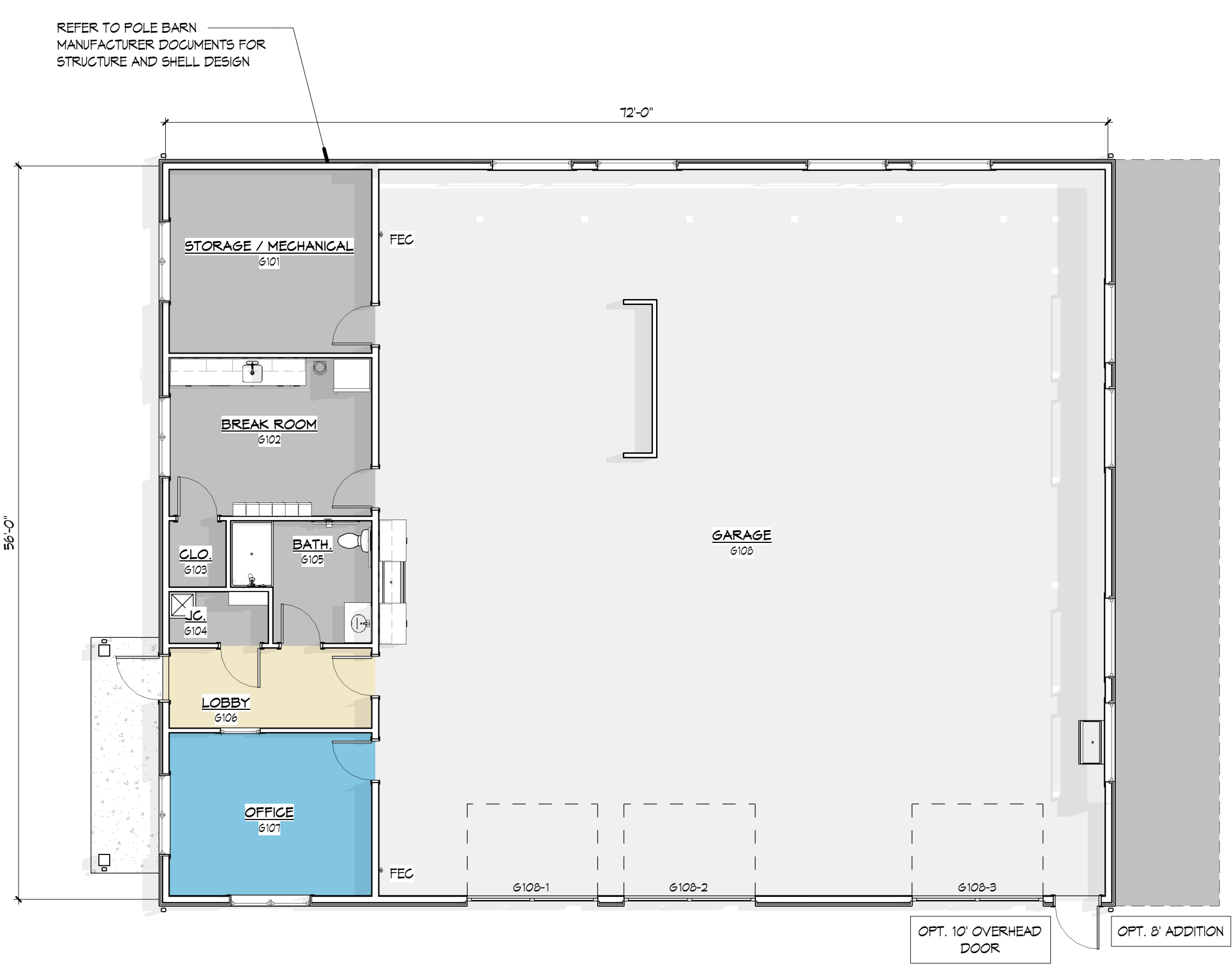
GROUNDS - KEY PLAN



2 GROUNDS - FRONT LEFT AXON



3 GROUNDS - FRONT RIGHT AXON



1 GROUNDS - FIRST FLOOR
1/8" = 1'-0"

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NEW VILLA QUADS AND GROUNDS BUILDING
CAMPUS REPOSITIONING
FOR
CLARK-LINDSEY VILLAGE
101 WEST WINDSOR RD. URBANA, IL 61820
DRAWN BY: EJJ
CHECKED BY: EJJ
APPROVED BY: DIRG / NJM

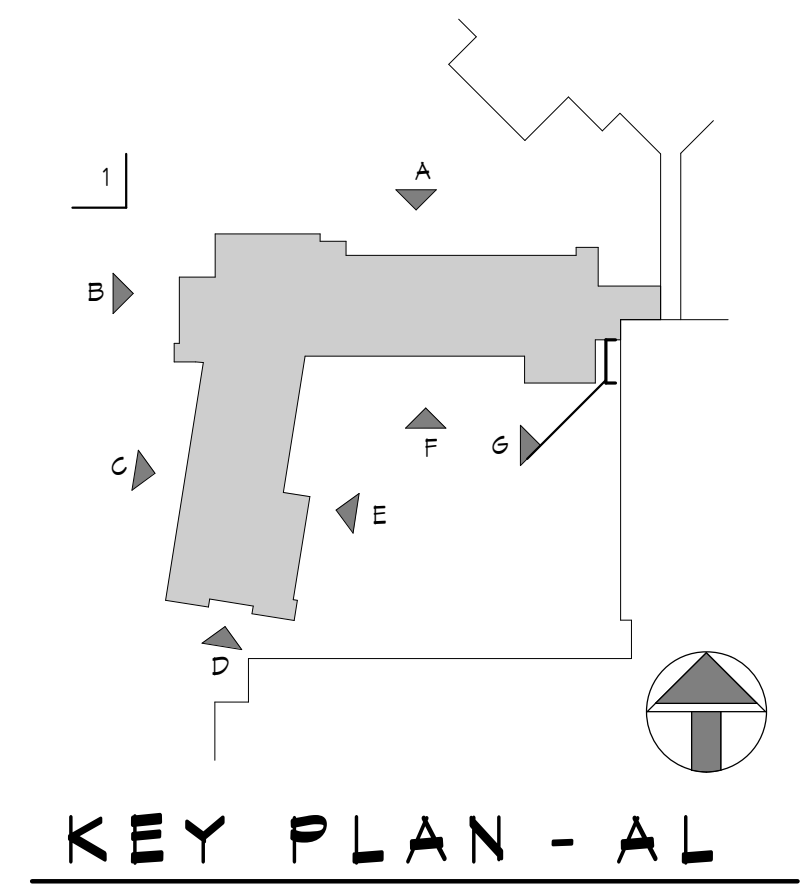
NO.	DATE	DESCRIPTION

GROUNDS PLAN AND ELEVATIONS
SCALE: AS NOTED
DATE: 7 JUNE, 2021

VOLUME 1
VILLAS / GROUNDS
DRAWING NO: **A6**
COMMISSION NO: 2020086



A ELEVATION
1/8" = 1'-0"



KEY PLAN - AL



1 EXTERIOR 3D VIEW NOTE: MATERIALS ARE SIMILAR ON OPPOSITE SIDE OF BUILDING
NOT TO SCALE



2 CANOPY CONCEPT IMAGE FOR HEALTH CENTER
NOT TO SCALE

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FOR
CLARK-LINDSEY VILLAGE
101 WEST WINDSOR RD. URBANA, IL 61820
DRAWN BY: JCP COORDINATED BY: JAM CHECKED BY: JAM APPROVED BY: DRG/MJM

NEW ASSISTED LIVING & RENOVATIONS TO HEALTH CENTER
CAMPUS REPOSITIONING

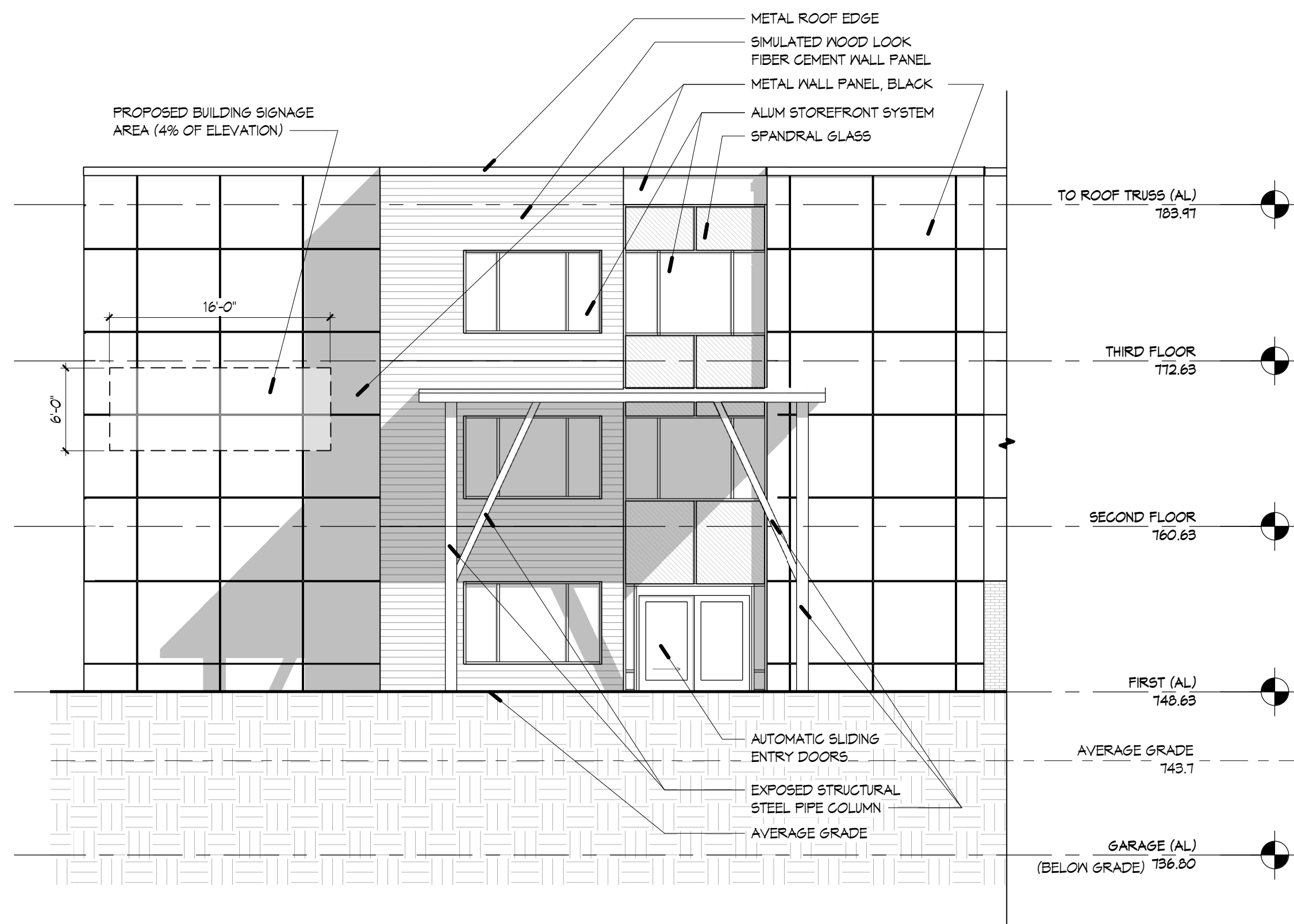
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

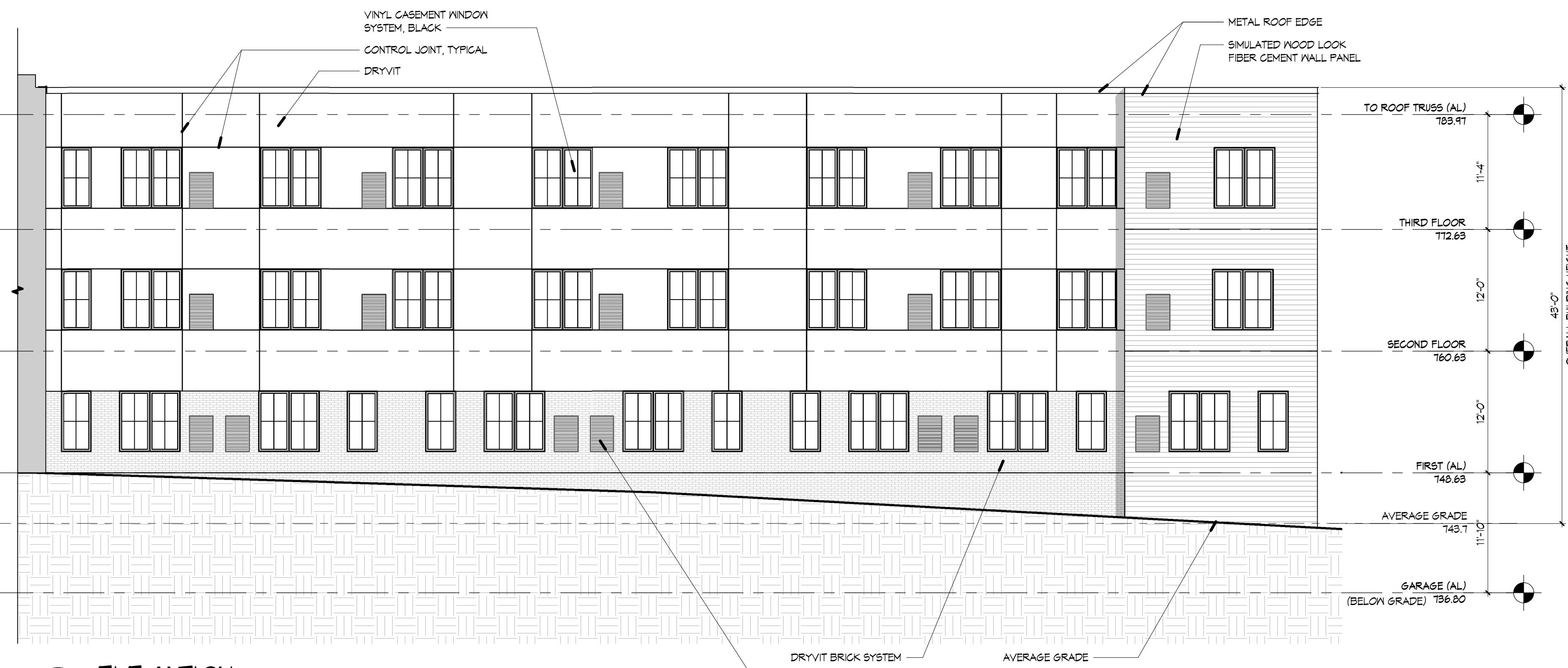
SCALE: AS NOTED DATE: 8 JUNE 2021

VOLUME 2
ASSISTED LIVING
DRAWING NO: **A13**
COMMISSION NO: 2020/066

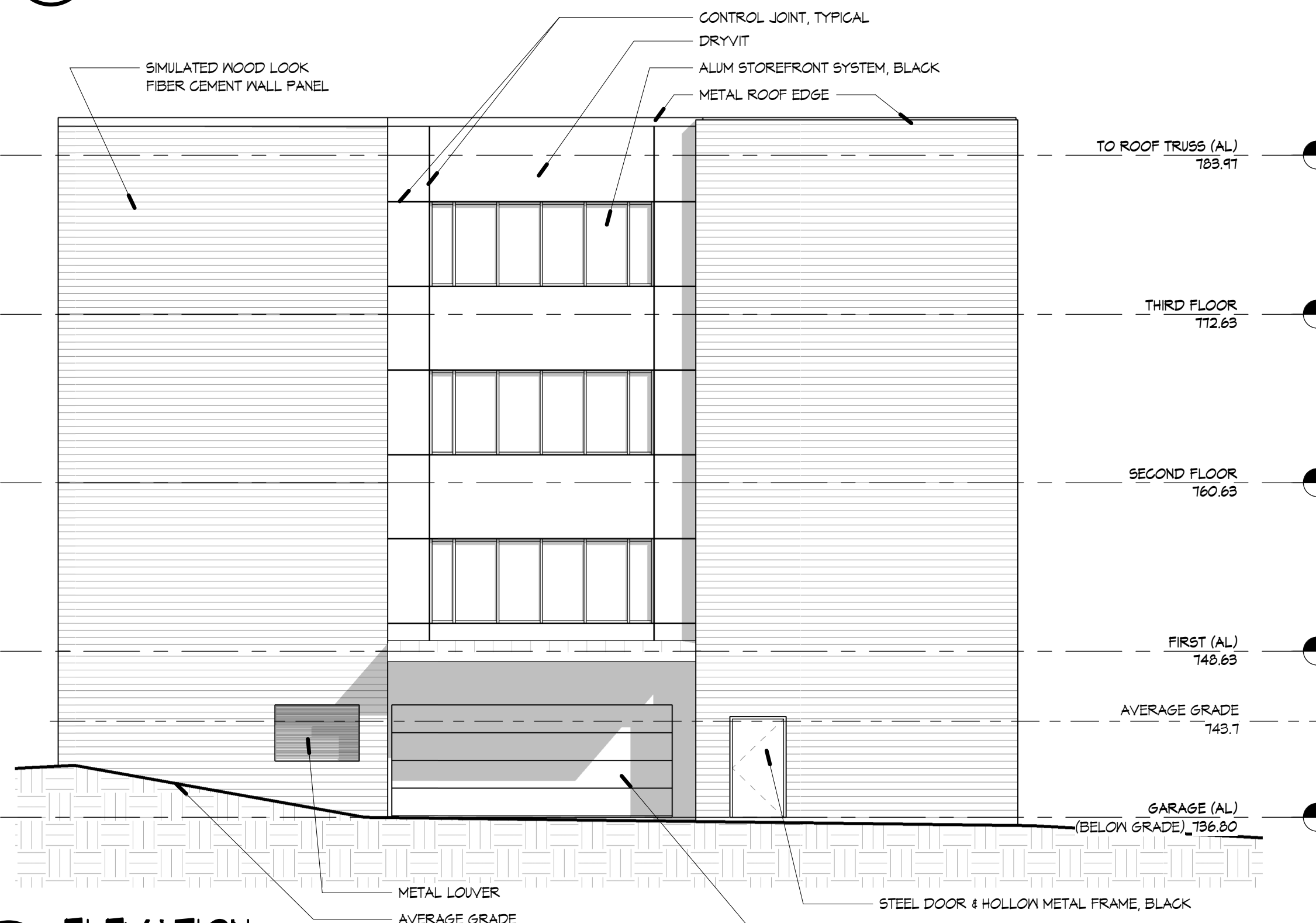
6/7/2021 7:53:43 PM



B ELEVATION
1/8" = 1'-0"



C ELEVATION
1/8" = 1'-0"



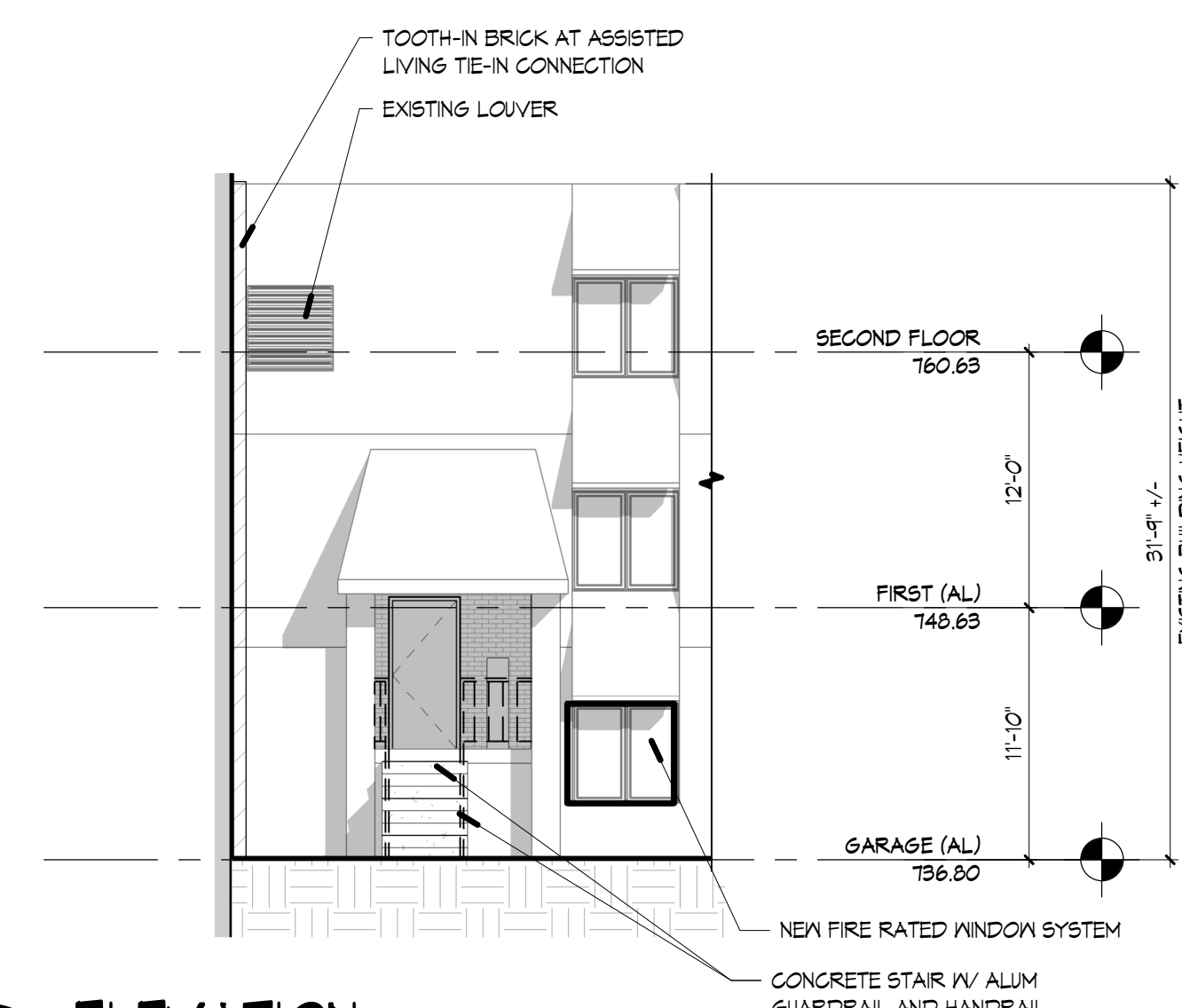
D ELEVATION
1/8" = 1'-0"



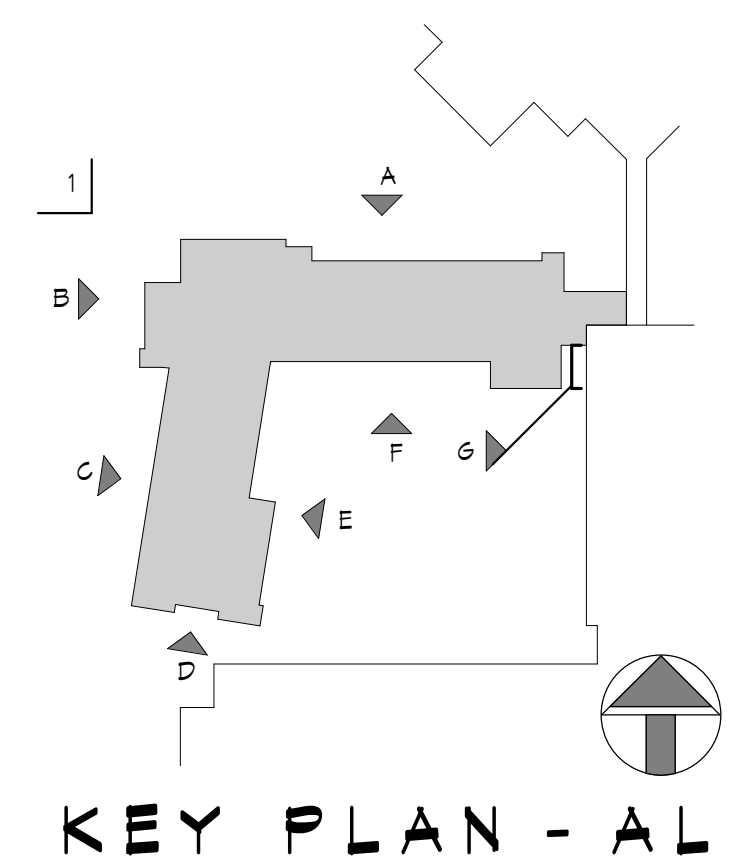
E ELEVATION
1/8" = 1'-0"



F ELEVATION
1/8" = 1'-0"



G ELEVATION
1/8" = 1'-0"



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NEW ASSISTED LIVING & RENOVATIONS TO HEALTH CENTER
CAMPUS REPOSITIONING
FOR
CLARK-LINDSEY VILLAGE
101 WEST WINDSOR RD. URBANA, IL 61820
DRAWN BY: JCP
CHECKED BY: JAM
APPROVED BY: DRG / MJM

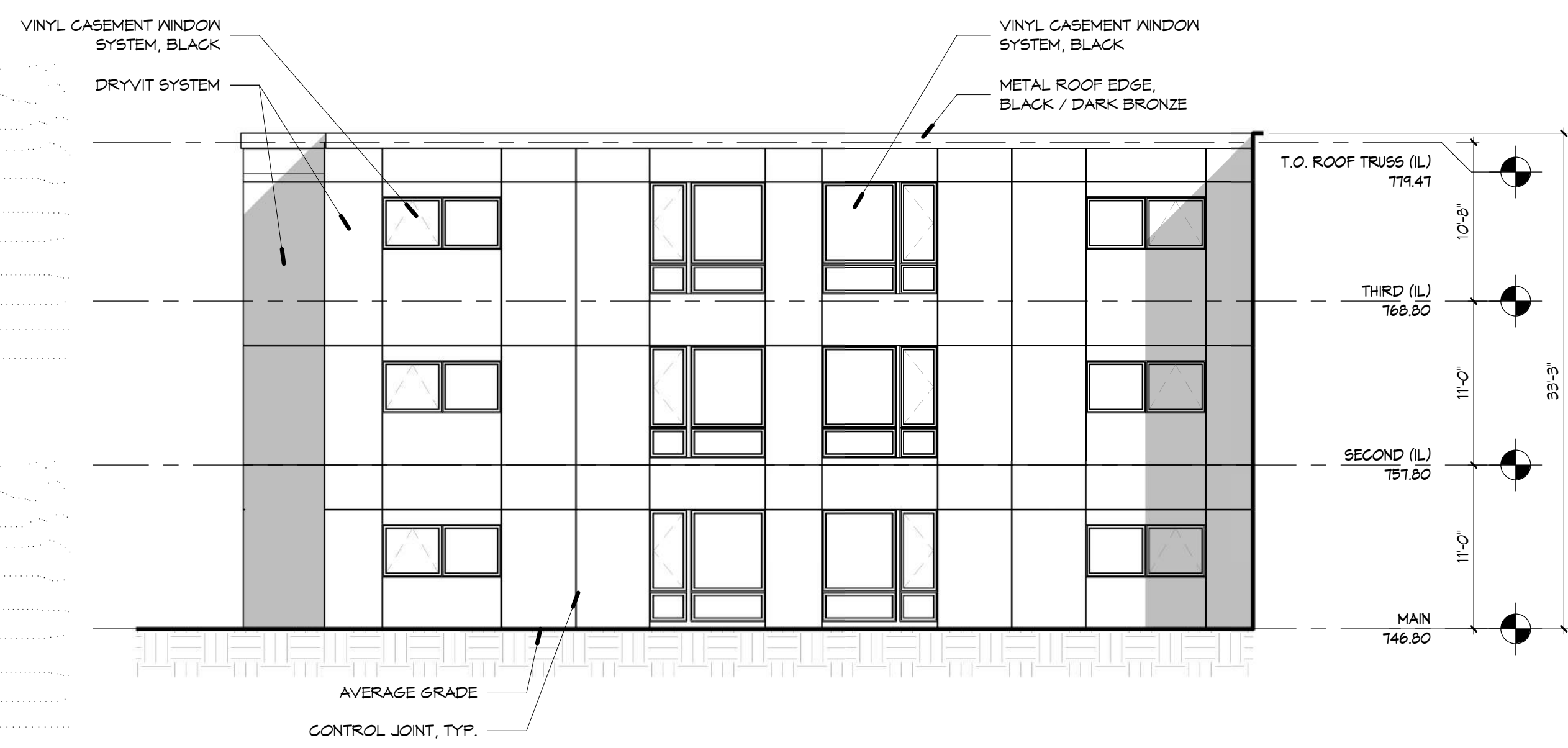
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EXTERIOR ELEVATIONS
VOLUME 2
DRAWING NO: A14
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SCALE: AS NOTED
DATE: 8 JUNE 2021

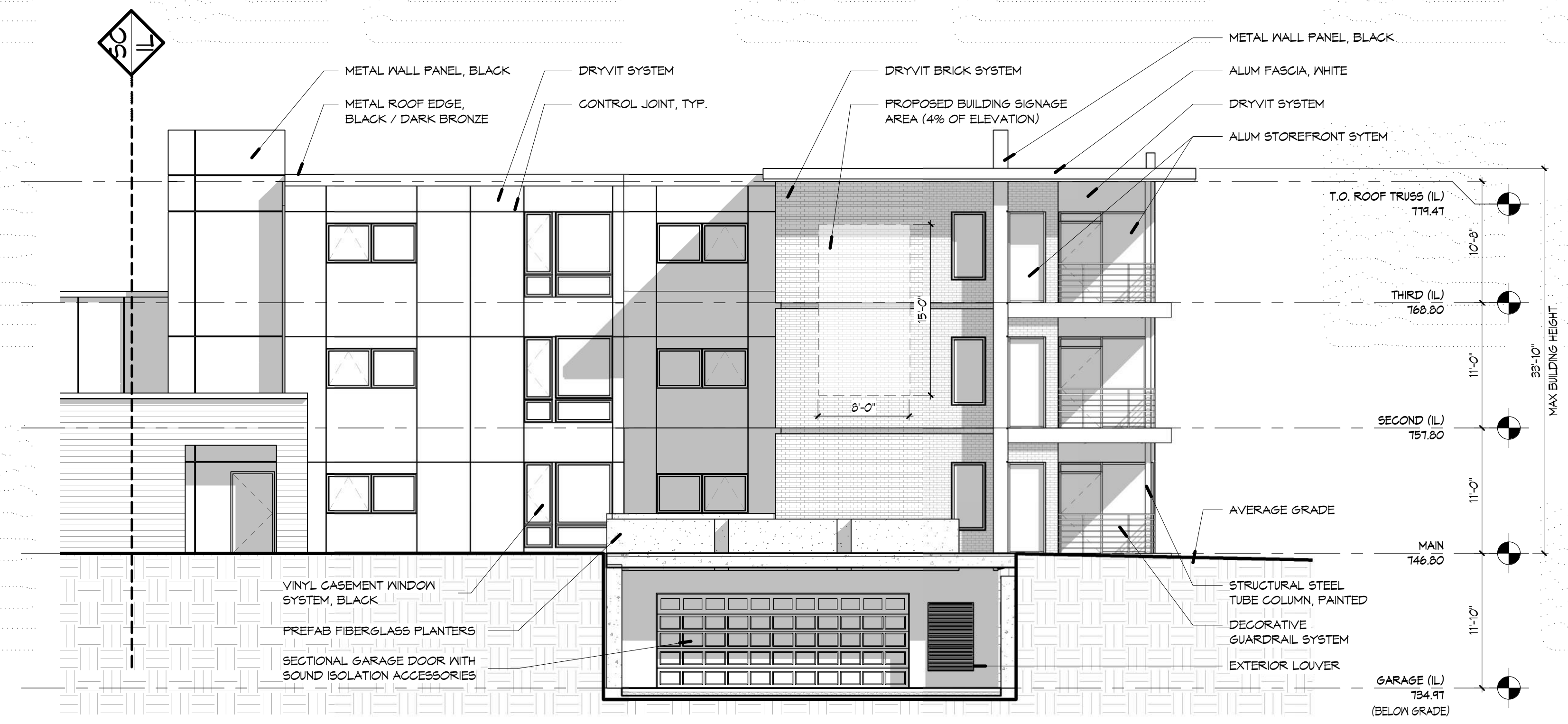
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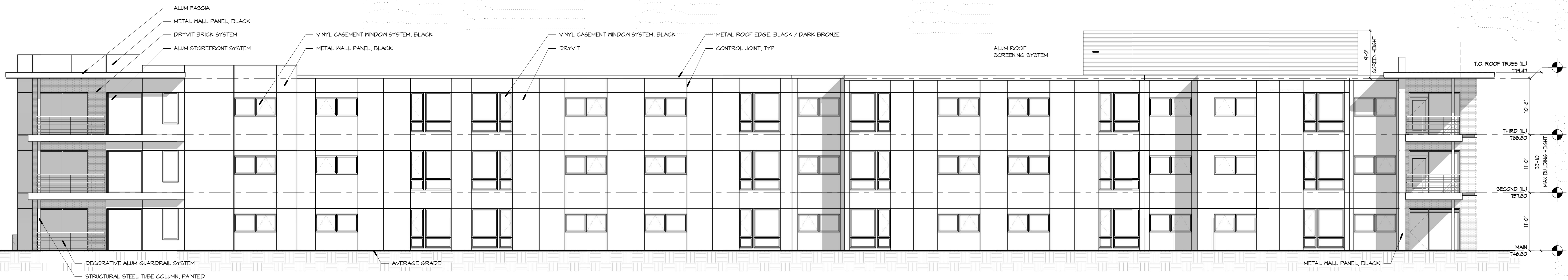
1L PERSPECTIVE FROM WINDSOR ROAD



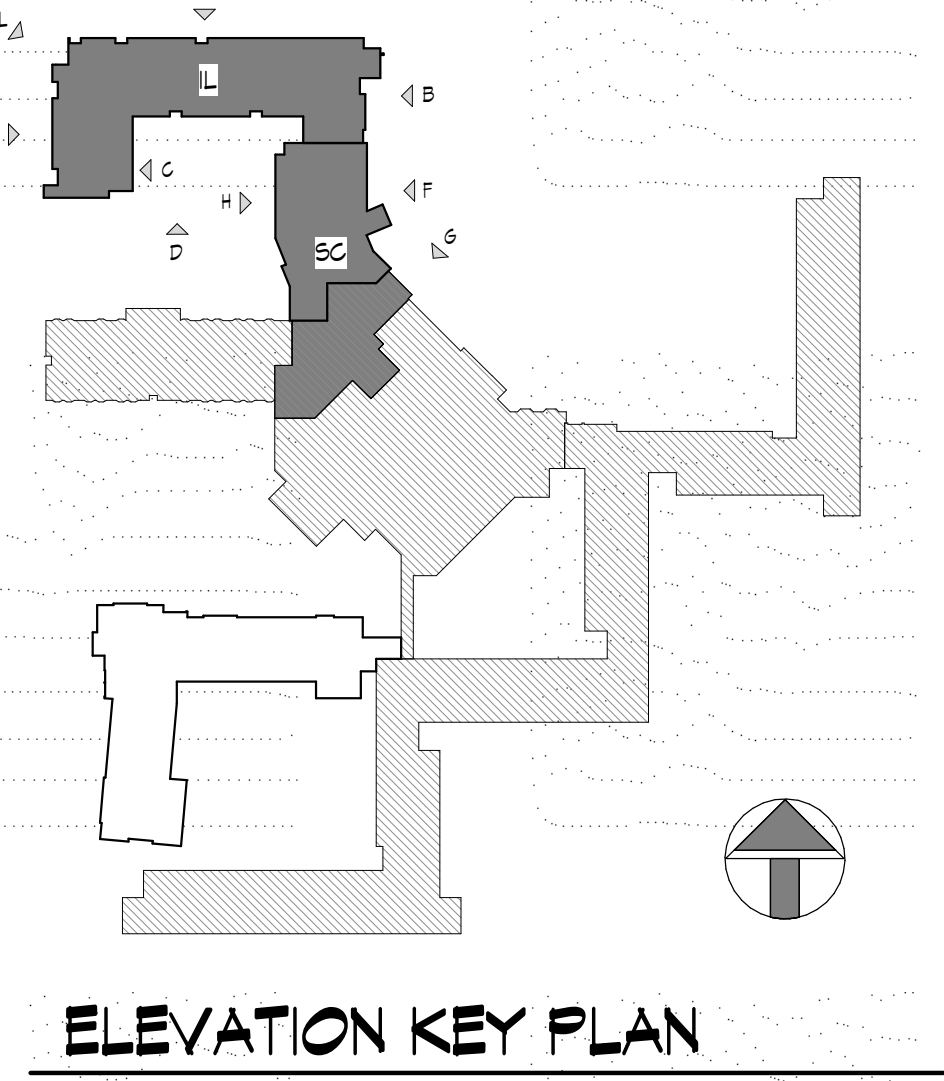
C BUILDING ELEVATION C
1/8" = 1'-0"



B BUILDING ELEVATION B
1/8" = 1'-0"



A BUILDING ELEVATION A
1/8" = 1'-0"



ELEVATION KEY PLAN

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101 WEST WINDSOR RD, LEBANON, IL 62450
DRAWN BY: M.J.W. CHECKED BY: J.A.M. APPROVED BY: D.R.G.
DATE: 8 JUNE 2021

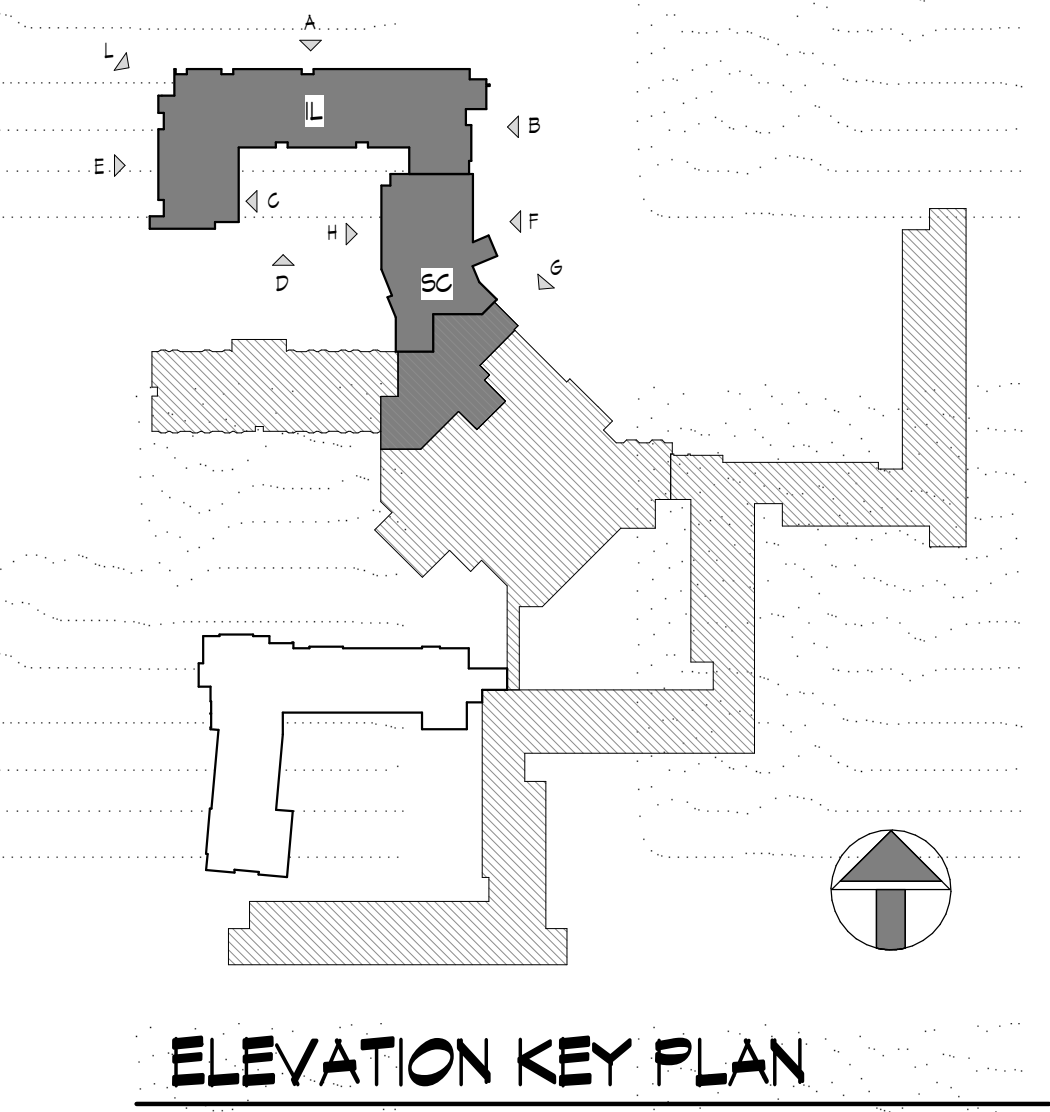
REVISIONS	
NO.	DESCRIPTION

EXTERIOR ELEVATIONS
SCALE: AS NOTED
DATE: 8 JUNE 2021
VOLUME 3
SOCIAL CTRL & ILL
DRAWING NO: A21
COMMISSION NO: 2020086

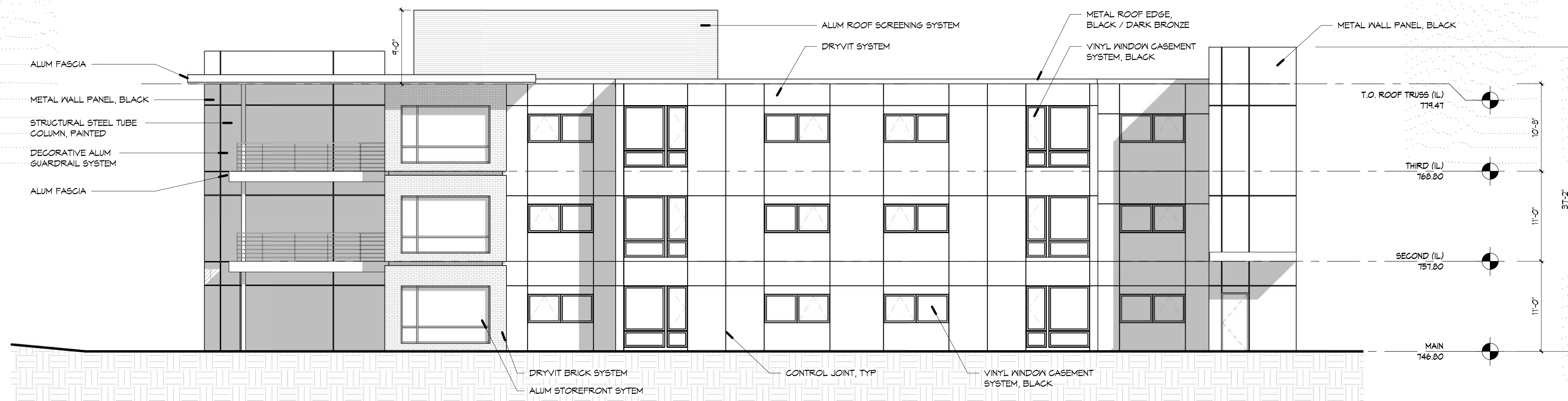
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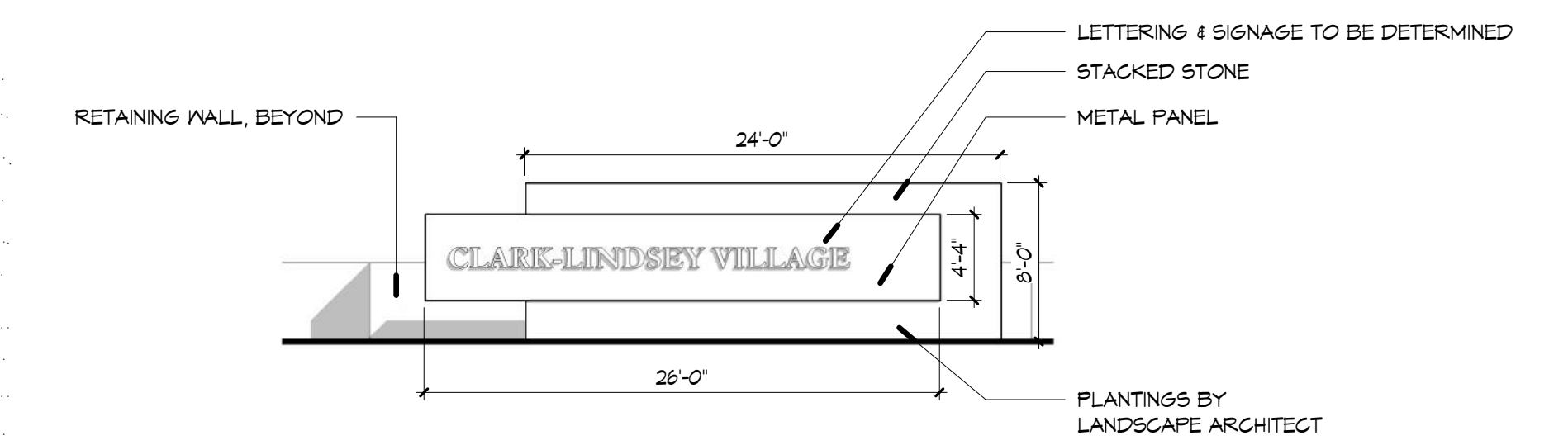
IL PERSPECTIVE FROM CORNER OF RACE STREET & WINDSOR ROAD



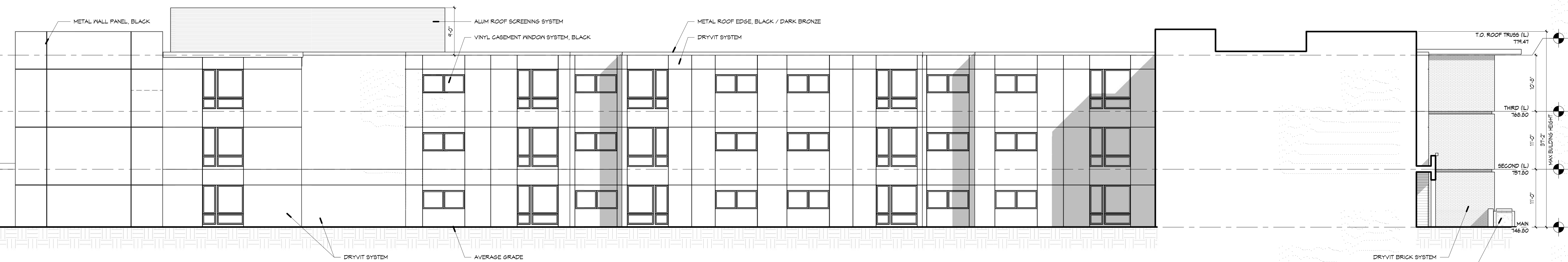
ELEVATION KEY PLAN



E BUILDING ELEVATION E
1/8" = 1'-0"



L MONUMENT SIGNAGE
1/8" = 1'-0"



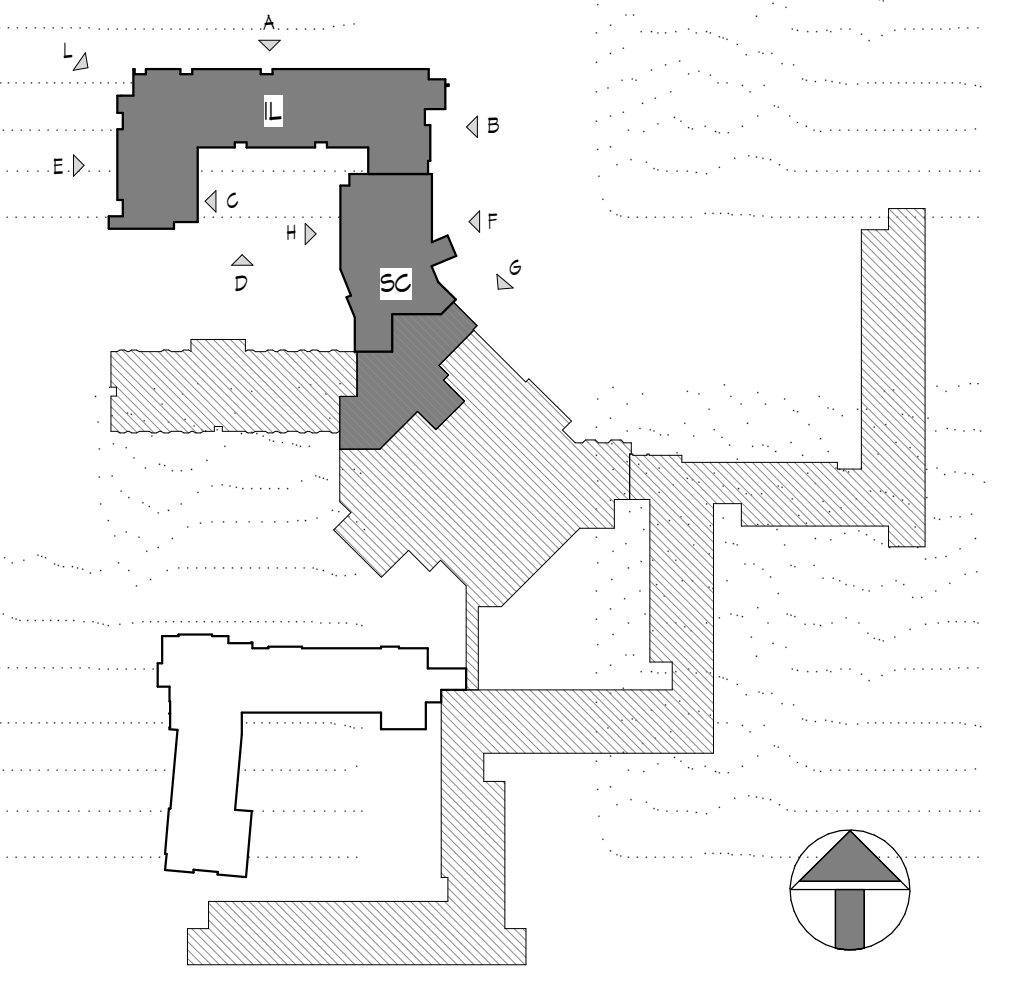
D BUILDING ELEVATION D
1/8" = 1'-0"

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<p>CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.</p>							
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<p>CAMPUS REPOSITIONING FOR CLARK-LINDSEY VILLAGE 101 WEST WINDSOR RD, LEBANON, IL 62452</p>	<p>APPROVED BY: [Signature] D.R.G. DRAWN BY: M.J.W. J.A.M. CHECKED BY: M.J.W.</p>						
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION				<p>EXTERIOR ELEVATIONS</p> <p>SCALE: AS NOTED DATE: 8 JUNE 2021</p>
NO.	DATE	DESCRIPTION					
<p>VOLUME 3 SOCIAL CTRL & IL A22 COMMISSION NO.: 2020/086</p>	<p>DATE: 8 JUNE 2021</p>						

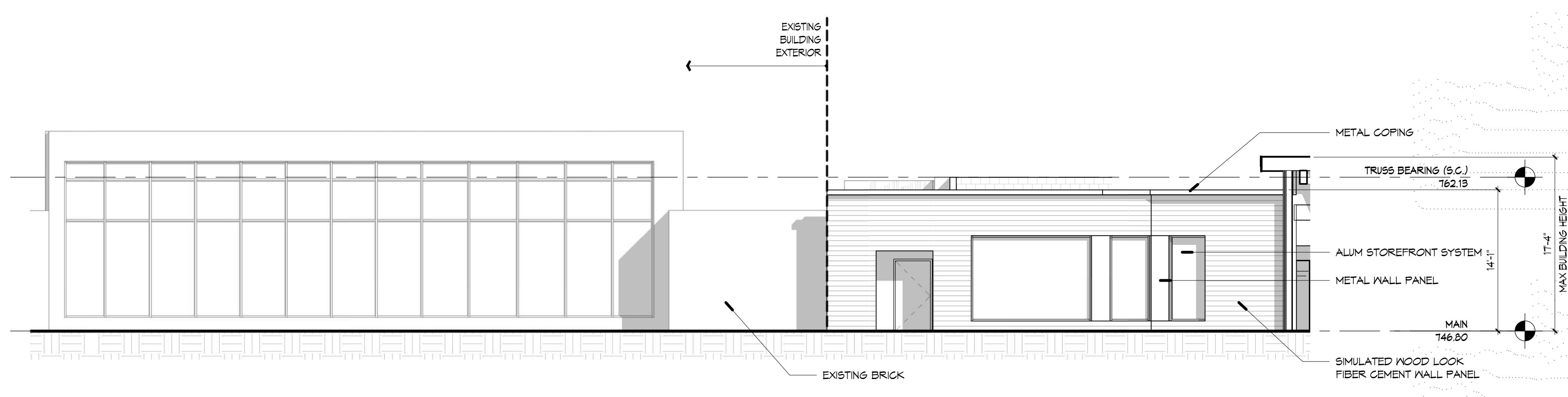
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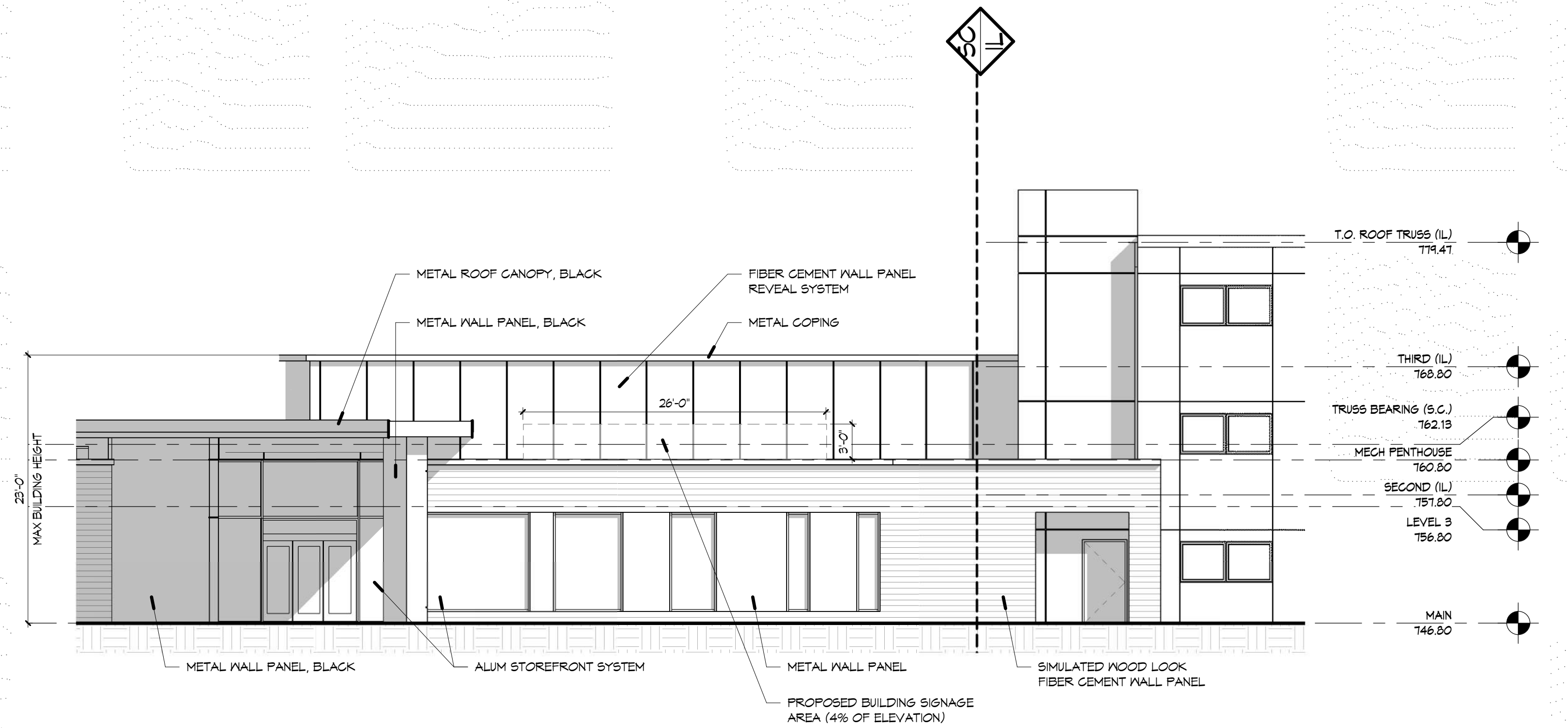
SOCIAL CENTER ENTRY PERSPECTIVE



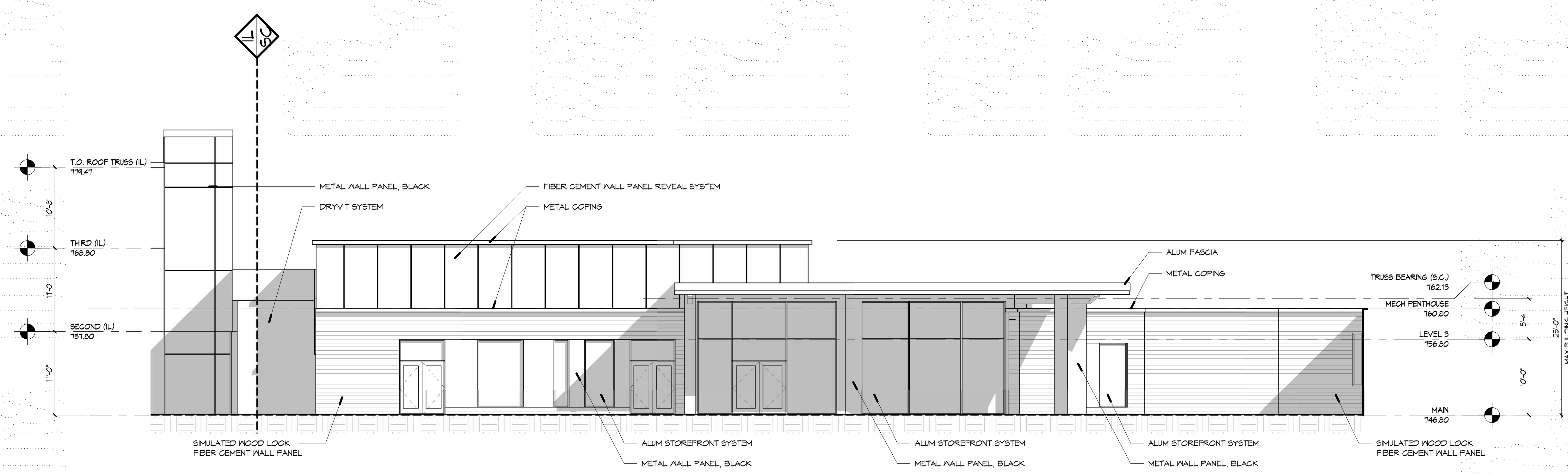
ELEVATION KEY PLAN



G BUILDING ELEVATION G
1/8" = 1'-0"



F BUILDING ELEVATION F
1/8" = 1'-0"



H BUILDING ELEVATION H
1/8" = 1'-0"

6/8/2021 8:31:16 AM

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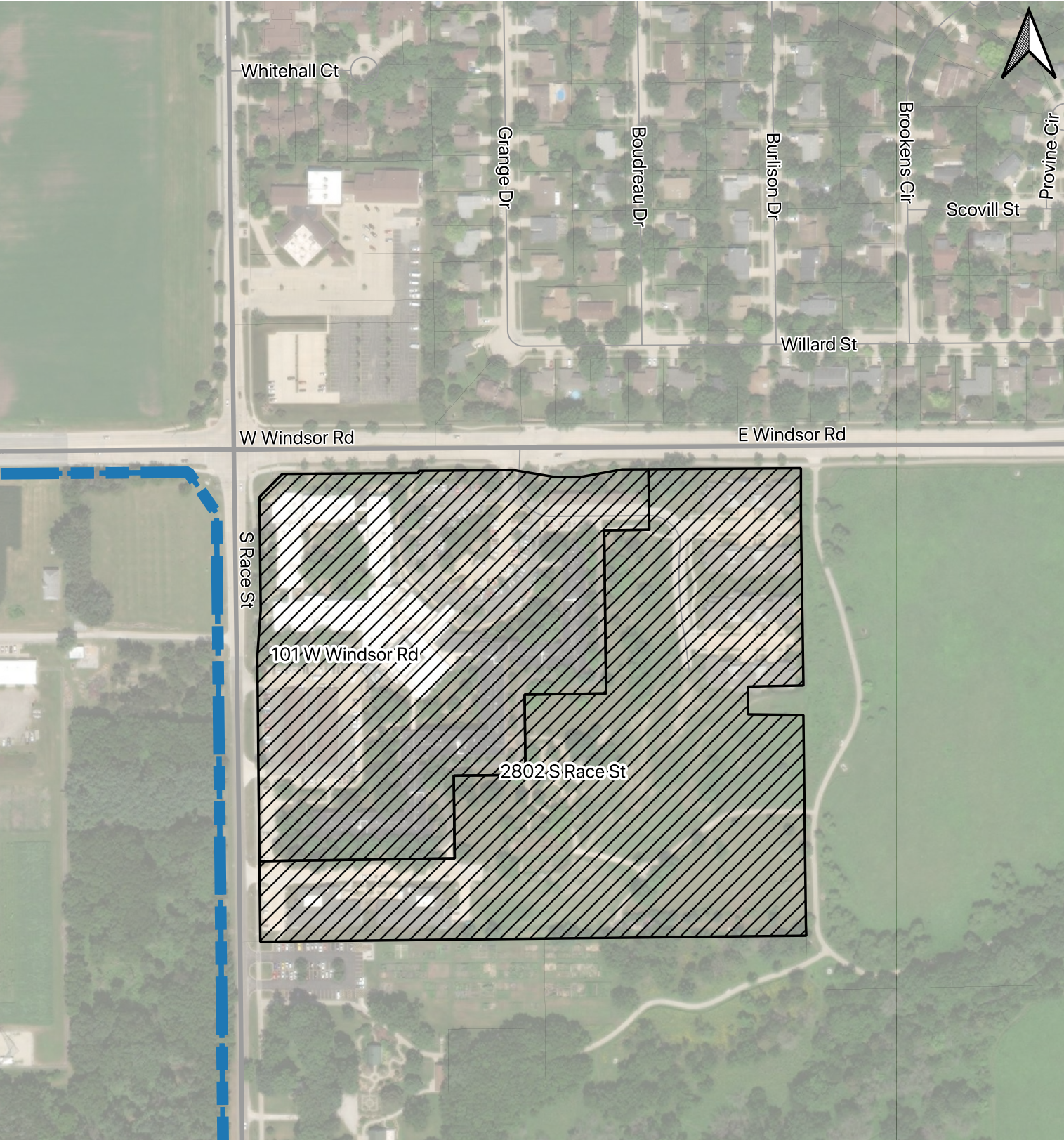
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CAMPUS REPOSITIONING FOR CLARK-LINDSEY VILLAGE
101 WEST WINDSOR RD, URBANA, IL 61802
DRAWN BY: M.J.W. CHECKED BY: J.A.M. APPROVED BY: D.R.G.
DATE: 6/8/2021

NO.	DATE	DESCRIPTION



EXTERIOR ELEVATIONS
COMMISSION NO.: 2020086
SCALE: AS NOTED
DATE: 8 JUNE 2021
A23

Exhibit A - Location Map



Case No. 2422-PUD-21 & 2423-PUD-21
 Subject Clark-Lindsey Village Planned Unit Development
 Location 101 W. Windsor Rd.
 Petitioner Clark-Lindsey Village & RLPS Architects

Legend

-  Subject Property
-  Urbana Municipal Boundary
- Esri Imagery

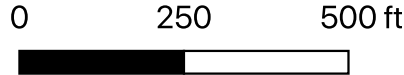
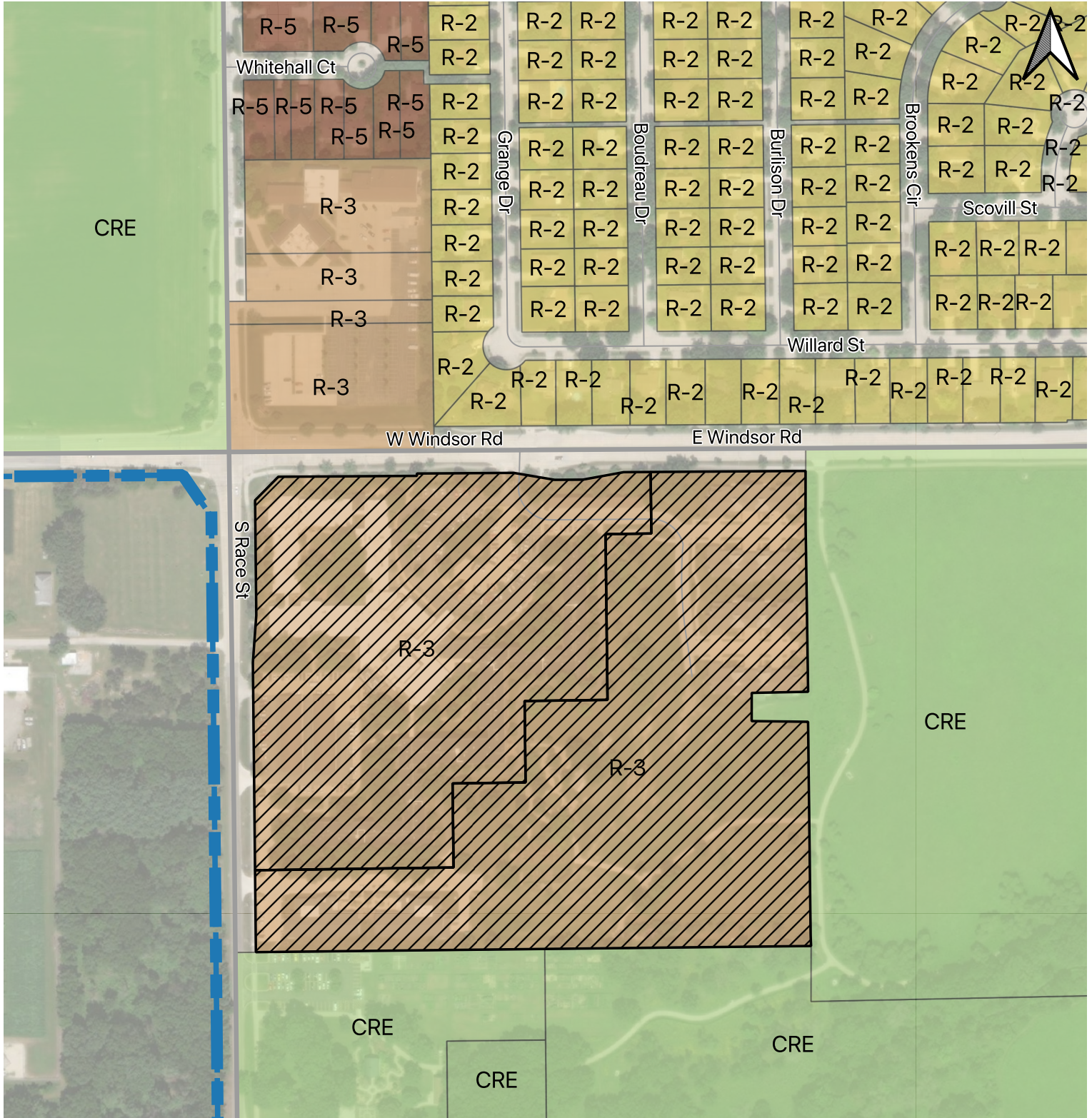









Exhibit B - Zoning Map



Case No. 2422-PUD-21 & 2423-PUD-21
 Subject Clark-Lindsey Village Planned Unit Development
 Location 101 W. Windsor Rd.
 Petitioner Clark-Lindsey Village & RLPS Architects

Legend

-  Subject Property
-  Current Zoning
-  CRE
-  R-2
-  R-3
-  R-5
-  Municipal Boundary
- Esri Imagery

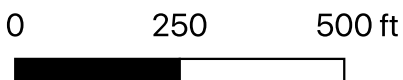
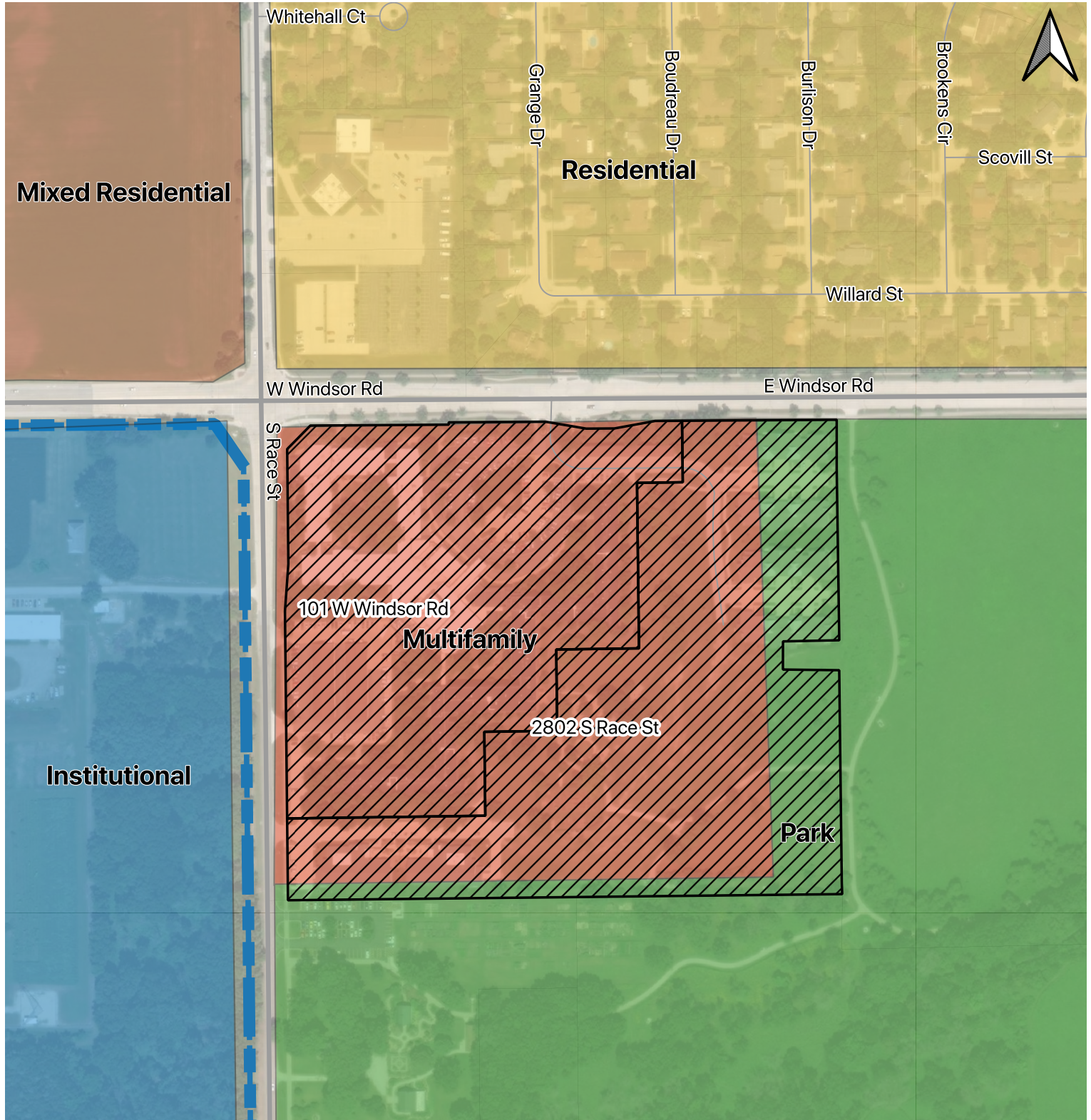









Exhibit C - Future Land Use Map



Case No. 2422-PUD-21 & 2423-PUD-21
 Subject Location Clark-Lindsey Village Planned Unit Development
 Location 101 W. Windsor Rd.
 Petitioner Clark-Lindsey Village & RLPS Architects

Legend

-  Subject Property
- Future Land Use**
-  Institutional
-  Mixed Residential
-  Multifamily
-  Park
-  Residential
-  Municipal Boundary
- Esri Imagery

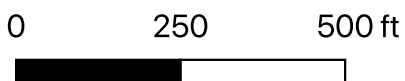


EXHIBIT D – SITE PHOTOS



Windsor Road Entrance



Main Entrance – The Village



Meadowbrook Health Center



North Carport Garage



West Carport Garages



Wing 1 Units



Wing 1 Units



Wing 6 Units



Quadplex Villas



EXHIBIT E - LETTER OF SUPPORT



 You belong here.

Darius E Phebus Administrative Building / 303 W University Ave / Urbana, IL 61801
Phone 217.367.1536 / Fax 217.367.1391 / www.urbanaparks.org

June 22, 2021

City of Urbana
Community Development Services Department
Planning Division
400 South Vine Street
Urbana, IL 61801

RE: Clark-Lindsey's Application for Planned Unit Development

To Whom It May Concern:

It is my pleasure to write this letter of support for the recently submitted application by Clark-Lindsey to update its Planned Unit Development agreement. The Urbana Park District and Clark-Lindsey both benefit from a long-held supportive relationship, holding similar values when it comes to building strong Urbana communities and respecting the importance of outdoor spaces on our collective well-being. We have a long history of collaborative planning and development in Meadowbrook Park/Clark-Lindsey Village neighborhood since the beginning of our respective histories at these sites.

Through the years, Clark-Lindsey has worked closely with UPD to ensure that property boundaries along Meadowbrook Park are both beautiful and accessible, as most recently demonstrated in the construction of the Villas and the Green House Homes several years ago. Preliminary plans for this next phase of expansion indicate careful planning to minimize any negative impacts on the park itself. We are excited for the changes that the upcoming expansion project will mean for Urbana, and looking forward to working with the Clark-Lindsey team to ensure a smooth transition.

Lastly, the public has greatly benefitted from the close working relationship between the UPD and Clark-Lindsey Village. As a result, we have more high quality parks and private senior housing facilities working for the best interest of our residents. We plan to continue working together to ensure a better Urbana.

Sincerely,



Timothy A. Bartlett
Executive Director
Urbana Park District



Application for a Planned Unit Development - Preliminary

PLAN COMMISSION

APPROVAL STEPS FOR A PRELIMINARY DEVELOPMENT PLAN

STEP 1 Preliminary Conference

Prior to the preparation of a formal application, contact the Secretary of the Plan Commission at (217) 384-2440 to discuss the proposed development and determine if the project qualifies for a planned unit development (PUD) under requirements found in Section XIII-3 of the Urbana Zoning Ordinance.

STEP 2 Submit Completed Preliminary Development Plan Application, Preliminary Development Plan, and Fee

If the proposed development qualifies for a PUD, submit a completed application form to the Secretary of the Plan Commission together with five copies of a preliminary development plan, and a \$350.00 application fee. (See application form for materials that must be included with the preliminary development plan.)

STEP 3 Zoning Map Amendments, Subdivision Plats, and/or Subdivision Code Waivers (if necessary)

If the preliminary development plan requires zoning map amendments, subdivision plats, and/or subdivision code waivers, these requests may be submitted concurrently with or subsequently to the Preliminary Development Plan application.

STEP 4 Plan Commission Review

The Plan Commission will hold a public hearing to consider the preliminary development plan application and supporting information. The Plan Commission will then recommend either approval, approval with changes, or disapproval of the preliminary development plan to City Council.

STEP 5 City Council Review

The City Council will review the preliminary development plan application including all supporting information along with the Plan Commission's recommendation and either approve, approve with changes, or disapprove the preliminary development plan for the proposed PUD. Any waiver of the Urbana Zoning Ordinance requirements must be expressly written. Approval of the preliminary development plan by City Council will constitute approval of the basic provisions and outlines of the plan, and approval of the representation and provisions of the applicant regarding the plan. City Council approval is valid for **one year** from the date of approval. A Final Development Plan application must be submitted for the PUD before the expiration of the preliminary development plan approval.



Application for a Planned Unit Development - Preliminary

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

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): _____ Phone: _____
Address (*street/city/state/zip code*): _____
Email Address: _____
Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): _____

2. OWNER INFORMATION

Name of Owner(s): _____ Phone: _____
Address (*street/city/state/zip code*): _____
Email Address: _____
Is this property owned by a Land Trust? Yes No

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

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

3. PROPERTY INFORMATION

Name of Planned Unit Development: _____
Address/Location of Subject Site: _____
PIN # of Location: _____
Lot Size: _____
Current Zoning Designation: _____

Current Land Use (*vacant, residence, grocery, factory, etc:*

Proposed Land Use:

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

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

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

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

Email Address:

Name of Engineers(s): Phone:

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

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): Phone:

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

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

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

Yes No Date of Preliminary Conference:

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

Residential Commercial Mixed Use Industrial

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

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

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

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

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

(Attach additional sheets if necessary)

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

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

A.

B.

C.

D.

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

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

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

5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

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

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

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

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

CERTIFICATION BY THE APPLICANT

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

John Reardon, CEO

Applicant's Signature

6/8/21

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

P.U.D. APPLICATION – PRELIMINARY– ADDITIONAL SHEETS

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why. ***(Attach additional sheets if necessary)***

Clark-Lindsey Village continues to be a facility that is consistent with the existing P.U.D. concept in effect at this site.

A. Clark-Lindsey Village is an extremely high-quality Continuing Care Retirement Community allowing several types of residential living with an array of assistance levels within the overall community. The current request is to construct 8 "stand alone" units in the form of 2 quadplex buildings; 64 Memory Care and Assisted Living units within one 3-story addition over structured parking in replacement of the existing carports; 48 Independent Living units within one 3-story addition over structured parking; removal of 3 of 4 wings of Nursing Care facilities; expansion of the Social Center to provide indoor and outdoor entertainment opportunities; and one Grounds Building to support the ongoing maintenance activities at the campus. These additions will expand the residential offerings to the resident community and expand the long-term viability of Clark-Lindsey Village in a manner that conforms to long-range planning being done by many such facilities throughout the country.

B. Clark-Lindsey Village is already accepted as a welcome part of the neighborhood. The additional units will be incorporated so large areas of open space and landscaping remain. These additions are expected to attract somewhat younger residents; thereby broadening the demographics of the current Continuing Care Retirement Community residents.

C. While all of the uses can be described as "accessory uses" to the Continuing Care Retirement Community, the use of a P.U.D. has been convenient to continue the nature and overall goals of this facility since the Continuing Care Retirement Community is, by definition, a combination of uses.

D. The amenity promoted to the public by Clark-Lindsey Village is the advantage of having various options and uses in the same senior housing structure. The added units and services will further broaden the offering of this Continuing Care Retirement Community to area residents.

E. The continuing success of Clark-Lindsey Village at this location conforms to the goals of the Comprehensive Plan. These additions will assist in preserving farm land, as there is adequate space on site to accommodate this development at a site that already provides community services.

F. Clark-Lindsey Village is requesting vehicular, bicycle and pedestrian access and connectivity as shown on the exhibit drawings attached. The single ingress / egress driveway access to Windsor Road will remain unaltered. Three full-access driveway entrances exist to Race Street. This development will retire one, thus reducing the entrances to Race Street to two. The loop road (Berns Drive) that was started through previous projects will be completed, thus providing improved trafficking through the site for all modes of transportation. Though a private drive, it will be completed to public street standards as initially begun. Bicycle and pedestrian connections to the city pathways along Windsor and Race will be maintained. A new pathway connection through the site and into Meadowbrook Park will replace existing infrastructure. Campus vehicle and pedestrian routes will be well-lit. Additional traffic from additional residents will be minimal and should not require alteration to adjacent public streets (arterials).

G. Clark-Lindsey Village believes that the designs shown on the Elevation Drawings attached will fit nicely with both the current buildings at the site and the surrounding neighborhood.

H. The amount of open space and landscaping that is included in this development is extensive. As this is a private facility with unique safety concerns for its residents, the outside public is not encouraged to enter to use open space or recreational facilities. The residents of this Continuing Care Retirement Community however is offered many options on site and also has the opportunity to partake in the offerings of the adjacent Urbana Park District Meadowbrook Park.

I. Infringement into unique natural and cultural features previously established on this campus will be minimized. The proposed development plan will coordinate well with both the current P.U.D. and with adjoining properties.

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

Proper site layout in accordance with design features recommended; transition density from north and west to south and east adjacent to park; residential appearance; lighting designed for safety and appearance; walks designed to serve senior residents and electric carts; private roadway is built to city street standards; transit shelter is adjacent to facility; network of sidewalks already exists and will be increased; reasonable spacing of access from streets; storm water detention to be increased for site build-out; storm sewer / drainage system installed to accommodate at least 50-year storm event conveyance; extensive landscaping that compliments the park; senior recreation is available within the current P.U.D. and will be expanded; no walls or fences; principal entrances are defined; new underground parking is convenient to seniors; energy conservation will be integrated into new construction; good aesthetic views; convenient zero step doorways and wide doors for aging in place; similar but updated signage for way-finding to blend with new and existing buildings; preserve unique site features to the maximum extent possible.



Application for a Planned Unit Development - Final

PLAN COMMISSION

APPROVAL STEPS FOR A FINAL DEVELOPMENT PLAN

STEP 1 Submit Completed Final Development Plan Application, Final Development Plan, and Fee

If a preliminary development plan has been approved for the PUD within the last twelve months, submit a completed application form to the Secretary of the Plan Commission together with five copies of a final development plan, and a \$250.00 application fee. (See application form for materials that must be included with the final development plan.)

STEP 2 Plan Commission Review

The Plan Commission will hold a public hearing to consider the final development plan application and supporting information. The Commission shall determine whether the reasons set forth in the application, and the evidence provided during the public hearing, justify approval of the final development plan based upon the criteria specified in Section XIII-3.K of the Urbana Zoning Ordinance. The Commission shall make a recommendation to the City Council for or against the final development plan, and may also recommend such additional conditions as are deemed necessary.

STEP 3 City Council Review

The City Council shall consider the recommendation of the Plan Commission. The Council may impose any conditions or requirements, including but not limited to those recommended by the Plan Commission, which it deems appropriate or necessary in order to accomplish the purpose of the Zoning Ordinance.

*Approval of the final development plan is valid for a period of **two years** from the date of City Council approval. If construction has not begun or an approved use has not been established within this timeframe, the approval of the final development plan shall lapse and be considered void and no longer in effect.*

STEP 4 Recording of the Final Planned Unit Development Plan

The final development plan for the PUD, as approved by the City Council, will be recorded within six months following passage of the ordinance approving said plan.

STEP 5 Issuance of a Planned Unit Development Permit

Once expressly authorized by the City Council, the Zoning Administrator will issue a Planned Unit Development Permit in accordance with the approved plan. No building permit or Certificate of Occupancy (if no building permit is required) shall be issued before issuance the Planned Unit Development Permit.



Application for a Planned Unit Development - Final

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 responsible for paying the cost of the recording fee**, which generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee and request a check from the applicant to be made out to the Champaign County Recorder prior to the document being recorded. **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 Petition Filed 06-08-2021 Plan Case No. 2423-PUD-21

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

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): _____ Phone: _____

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

Email Address: _____

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

2. OWNER INFORMATION

Name of Owner(s): _____ Phone: _____

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

Email Address: _____

Is this property owned by a Land Trust? Yes No

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

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

3. PROPERTY INFORMATION

Name of Planned Unit Development: _____

Address/Location of Subject Site: _____

PIN # of Location: _____

Lot Size: _____

Current Zoning Designation: _____

Current Land Use (*vacant, residence, grocery, factory, etc:*

Proposed Land Use:

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

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

4. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

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

Email Address:

Name of Engineers(s):

Phone:

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

Email Address:

Name of Surveyor(s):

Phone:

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

Email Address:

Name of Professional Site Planner(s):

Phone:

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

Email Address:

Name of Attorney(s):

Phone:

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

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

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

Date City Council Approval:

Ordinance No.:

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

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

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

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

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

A.

B.

C.

D.

6. CRITERIA FOR APPROVAL

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

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

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

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

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

A.

B.

C.

D.

E.

F.

G.

7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.

A specific site plan with the following information:

The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.

The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.

A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).

The location of any proposed open space.

A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.

A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.

The location of street and pedestrian lighting, including lamp intensity and height.

Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.

Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.

A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.

A development schedule indicating:

The approximate date when construction of the project will begin.

The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.

The approximate dates when the development of each of the stages will be completed.

Any other information deemed necessary by the Secretary of the Plan Commission.

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

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

CERTIFICATION BY THE APPLICANT

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

Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

P.U.D. APPLICATION – FINAL – ADDITIONAL SHEETS

6. Criteria for Approval

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

The proposed development will increase the number of Memory Care / Assisted Living and Independent Living units at this site to serve the increasing needs of the retirement community. This site has already established private resources and public infrastructure facilities already available. The public convenience is served by placing increased use on this already available infrastructure with minimal inconvenience or impact. Campus facilities will be improved to serve both the new and existing residents.

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

The existing development at the site is currently designed, located and operated in a manner that is not injurious or detrimental to the surrounding area. Clark-Lindsey Village is not only a good neighbor, but enhances the community with its noteworthy benefits. More residents can be served by upgrading and expanding the opportunities and services on site with little noticeable change off the campus. The new development will look similar and be integrated into the existing campus, but with a refreshed, modern look.

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

Clark-Lindsey Village is an extremely high-quality Continuing Care Retirement Community, allowing several types of residential living within the same campus structure. This addition will serve expanding demand and needs of the retirement community and increase the long-term viability of Clark-Lindsey and will conform to long-range planning under way at many such facilities throughout the country. Expanded use of an existing site conserves undeveloped areas and makes better use of already established infrastructure and public services. Clark-Lindsey is already accepted as a welcome part of the neighborhood. Large areas of open space and landscaping will remain, which contributes to the surrounding area. This addition is expected to attract a somewhat younger resident population, thereby broadening the demographics of this retirement community.

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

The proposed addition to the P.U.D. is very similar to the already approved and constructed design. It incorporates benefits to the immediate area, the Continuing Care Retirement Community and the City as a whole. Two primary goals of a P.U.D. are to allow beneficial developments of more than one structure per lot and more than one use per structure. While the various uses at Clark-Lindsey are no doubt accessory, the P.U.D. concept assures that there is more City oversight of the development.

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

- A. Building Layout - Design features reflect the intent of the P.U.D. ordinance and are incorporated into the overall site development plan.
- B. Transition Area - The design is a good transition from the large, multi-service structure near the northwestern corner of the site to the park areas to the east and south. This density of use transition, as well as appropriate access throughout the campus will minimize impacts to the area.
- C. Lighting - Lighting will be focused downward and will be a reasonable accommodation between the desire to conserve energy and the need to provide sufficient lighting for resident senior safety and mobility considerations.
- D. Crosswalks - Crosswalks will be easily defined and the safety of electric carts will be carefully monitored. Walking for exercise and recreation is well-integrated into this site.
- E. Connectivity - Clark-Lindsey Village is adjacent to the existing public multi-use pathway corridors along Windsor and Race and to the paths in Meadowbrook Park. The design of campus walkways will allow convenient access to the area public infrastructure.
- F. Vehicular Access - The new campus development will augment the existing arterial street infrastructure adjacent to the site on two sides. Existing driveway entrances will be retained, except that one Race Street entrance will be retired. The campus roadway that loops through the eastern and southern portions of the site that was started in previous development projects will be completed to enhance circulation throughout the site.

- G. Parking - The plan shows increased Parking to adequately support the added development. Covered parking will be provided in the lower levels of both the Assisted Living and Independent Living building additions. Off-street parking is provided for residents and guests in easily accessible lots that will be appropriately landscaped and lighted.
- H. Stormwater – Drainage from the site including roof, parking and paved areas will be conveyed to the expanded stormwater detention basin at the southeast corner of the site via surface drainage and underground storm sewers.
- I. Landscaping – Landscaping is shown on a concept basis to convey the intent to continue the exceptional quality of the landscaping across the campus. Transition will be made from formal to more native design as the site transitions from dense use areas to Meadowbrook Park to the east and south.
- J. Open Space – Three-story building additions are proposed in order to preserve open space across the site. Pathways will be provided through these open space areas to allow easy use by residents.
- K. Recreation – Active recreation is available already in the P.U.D. both inside and out and in the adjoining park area. Recreational opportunities will be expanded.
- L. Architectural Design – The design conforms with many of the recommendations such as common patterns of design throughout, complex roofing systems, attractive windows, mixed siding choices, covered entrances, added insulation, ice and water shields in the roof, water protection in the walls and access to community amenities throughout the new building additions.

Clark-Lindsey Village
Social Center Expansion
June 22, 2021

The plans being presented to the Planning Commission include an expansion of our existing Wellness Center which will not only be a benefit to the residents of Clark-Lindsey, but also the community at large. The Wellness Center (also referred to as the Social Center) will include expanded fitness spaces to complement our existing aquatics and fitness amenities. Wellness Center memberships will be available to community members ages 50+ and programming will be designed to support the well-being of mind, spirit, and body. This includes some office space intended to be used for nutrition and other counseling services

Another component of the Wellness Center expansion is an auditorium that will seat up to 200 people. This is a space in which non-profit partners can come together and do the work of building community. The space will accommodate community education sessions, health fairs, service organization meetings, support groups, and other community events (e.g. piano recitals, art gallery displays). It will also be an ideal space as a polling site for future elections.

Special consideration to accessibility has been made throughout the project - from our fitness equipment to audio equipment selection. Parking capacity has been expanded to allow us to accommodate bigger events.

Clark-Lindsey's mission to support well-being in older adults extends beyond the residents it serves at 101 West Windsor. This project will allow us to serve the public in ways in new and expanded ways.

EXHIBIT G - MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: July 8, 2021

TIME: 7:00 P.M.

PLACE: City Council Chambers

MEMBERS ATTENDING Dustin Allred, Jane Billman, Andrew Fell, Lew Hopkins, Debarah McFarland, Jonah Weisskopf

MEMBER EXCUSED: Chenxi Yu

STAFF PRESENT: UPTV Camera Operator, Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Kat Trotter, Planner I

OTHERS ATTENDING Deb Reardanz

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Allred called the meeting to order at 7:01 p.m. Roll call was taken, and there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the May 20, 2021 regular Plan Commission meeting were presented for approval. Mr. Hopkins noted a change on Page 2, 2nd paragraph from the bottom, 5th sentence. It should say, Mr. Hopkins, not Ms. Hopkins. Mr. Fell moved that the Plan Commission approve the minutes as corrected. Mr. Hopkins seconded the motion.

Roll call on the motion was as follows:

Mr. Allred	-	Yes	Ms. Billman	-	Yes
Mr. Fell	-	Yes	Mr. Hopkins	-	Yes
Ms. McFarland	-	Yes	Mr. Weisskopf	-	Yes

The minutes were approved by unanimous vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case Nos. 2422-PUD-21 and 2423-PUD-21 – A request by Clark-Lindsey Village, Inc. and RLPS Architects for preliminary and final approvals of a residential Planned Unit Development at 101 West Windsor Road in the R-3 (Single and Two-Family Residential Zoning District).

Chair Fitch opened the public hearing for both cases simultaneously since they relate to the same property. Kat Trotter, Planner I, presented the staff report to the Plan Commission. She began by noting the location, zoning and existing land uses of the subject property as well as for the adjacent properties to the north, south, east and west. She explained the purpose of the requests, which is to allow the expansion of the wellness center, partial demolition of the nursing care facility (with upgrades to one wing), a new grounds building and additional parking. She showed maps stating the future land use designation and stated that it conforms to the 2005 Comprehensive Plan. She noted the phases of the expansion and improvements and talked about the requested waivers. She reviewed how the proposed Planned Unit Development (PUD) related to the criteria for a Planned Unit Development outlined in Section XIII of the Urbana Zoning Ordinance. She reviewed the options of the Plan Commission and presented staff's recommendation for approval with the following conditions:

1. That construction be in general conformance with the submitted Site Plan and Elevations; and
2. That the wellness center offers memberships to community members ages 50 and over; and
3. That the proposed auditorium space be available for community events.

She said that the applicant and two of the applicant's architects were available to answer any questions.

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

Mr. Hopkins disclosed that he and his wife have a signed contract with Clark-Lindsey Village for prospective residency. Also, his mother-in-law lived there for 15 years. He did not believe that either of these would constitute a meaningful conflict of interest; however, he wanted to mention them for the record. Kevin Garcia, Principal Planner, concurred that they do not qualify as conflicts of interest.

Mr. Fell inquired about Condition #2. Was this being suggested by the applicant, and if not, how did the applicant feel about it. Ms. Trotter replied that opening the wellness center membership up to the community was brought up between City staff and the applicant during earlier conversations. In exchange of zoning flexibility, the City asks for a public amenity to be provided, so Clark Lindsey Village offered to offer memberships to members of the community.

Ms. Billman disclosed that her in laws live at Clark Lindsey Village. She felt that it might be hard to find someone who does not have a connection with the applicant.

With there being no further questions for City, Chair Allred opened the hearing for public input and invited the applicant to speak.

Chair Allred asked if it was permitted for the applicants to participate in the public hearing remotely. Mr. Garcia explained that the applicants and commission members could participate remotely if they are out-of-town; however, other members of the public were expected to attend in person.

Deb Reardanz, CEO of Clark Lindsey Village, Inc., approached the Plan Commission to speak on behalf of their requests for approval of a preliminary and final PUDs. She thanked the Plan Commission for considering the requests and thanked Ms. Trotter for a great presentation of what Clark Lindsey Village wants to do. She stated that there is a need to serve older adults. Older adults bring a lot of value to our community. Clark Lindsey Village wants to provide modern amenities in a place for older adults to reside.

Ms. Reardanz stated that the wellness center was already constructed and currently offers memberships to the community. They look forward to having more space to host a variety of activities and events.

Ms. Reardanz mentioned that Chris Billings was available by audio to answer any technical and development questions.

Mr. Hopkins asked about the parking lot layout in Phase 4. He stated that it was not clear that the layout (the loop) would be separate from the south access. There was still emergency access for the existing independent living housing through the current main doors. It appeared that the route to do this was convoluted, especially the tight turn off the main entrance.

Chris Billings, of Berns, Clancy and Associates and Site Civil Engineer for the proposed development, addressed Mr. Hopkins concerns. He mentioned that they had done a vehicle tracking analysis for the fire department and submitted 10-15 exhibits depicting how firetrucks would be routed through the north parking lot and from the Race Street entrance to access different locations within Clark Lindsey Village. Emergency services have reviewed the plans and have not indicated that there would be any foreseeable problems. As they go along with the development, they do not mind doing some refinements and little tweaks.

Mr. Hopkins commented that the 90-degree turns and double-loaded parking may create issues for visitors and residents of limited mobility being dropped off in the parking area, not just for emergency services. Mr. Billings noted that there would be sufficient wayfinding signage put in place to direct drivers. They were trying to maximize the number of parking spaces in areas where

visitors and residents would want to have access to the buildings. They could refine the basic concept as they move forward.

There was no further public input. Chair Allred closed the public input portion of the hearing. He then opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Fell moved that the Plan Commission forward Case Nos. 2422-PUD-21 and 2423-PUD-21 to the Urbana City Council with a recommendation for approval with the following conditions:

1. That construction be in general conformance with the submitted Site Plan and Elevations; and
2. That the wellness center offers memberships to community members ages 50 and over; and
3. That the proposed auditorium space be available for community events.

Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

Ms. McFarland	-	Yes	Mr. Weisskopf	-	Yes
Mr. Allred	-	Yes	Ms. Billman	-	Yes
Mr. Fell	-	Yes	Mr. Hopkins	-	Yes

The motion passed by unanimous vote.

Ms. Trotter noted that Plan Case Nos. 2422-PUD-21 and 2423-PUD-21 would be forwarded to the Committee of the Whole on Monday, August 2, 2021 and to City Council on Monday, August 9, 2021.

Respectfully submitted,

Kevin Garcia, Secretary
Urbana Plan Commission