

August 9, 2001

MINUTES OF A SPECIAL JOINT MEETING

PLAN COMMISSION/COMMUNITY DEVELOPMENT COMMISSION

DATE: Thursday, August 9, 2001

TIME: 7:00 P.M.

Approved

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

MEMBERS PRESENT:

Christopher Alix, Fred Cobb, Chris Diana, Alan Douglas, Alice Englebresten, Michael Holly, Randy Kangas, Gerrit Knaap, Robert Lewis, Michael Pollock

MEMBERS EXCUSED:

Jon Liebman, Georgia Paquin, Joseph Rank, Anne Heinze Silvis, Bernadine Stake, Marilyn Upah-Bant, Dennis Viodini

STAFF PRESENT:

Rob Kowalski, Senior Planner; Tim Ross, Planner

OTHERS PRESENT:

Danielle Chynoweth, Jenny & Richard Harvey, Napoleon Knight, Von Lambert, Bob Leach, Michael Loschen, Dennis Miles, Tim Ols, Esther Patt, Harry & Marilyn Querry, Karen Rasmussen, Gretchen Robbins, Ann Talbott, Susan Taylor, Lott Thomas, Ruth Wyman, Marjorie Zaring

1. CALL TO ORDER

Chair Pollock called the meeting to order at 7:00 p.m.

2. INTRODUCTIONS

In lieu of a roll call, Chair Pollock asked the commissioners to introduce themselves and state which commission they serve on.

3. COMMUNICATIONS

- An Overview of Carle's Presentation
- Site Plan for the Guest House

4. STUDY SESSION REGARDING CARLE PROPOSAL

Proposed Carle Auxiliary guest house and demolition/replacement of house at 809 North Orchard and other structures.

Tim Ross gave the staff presentation. He began with an introduction and a background. Mr. Ross turned the study session over to the staff from Carle and Carle Auxiliary.

Tim Ols introduced the speakers on behalf of Carle. He stated that there were three concepts to be discussed. Those concepts area:

- 1) Current Status from Development Standpoint
- 2) Housing Replacement at 809 North Orchard
- 3) Guest House Zoning Change

Mr. Ols continued with his presentation by using the overview of Carle's overhead presentation as a guideline. He discussed the following:

- 1) Carle Neighborhood
- 2) Medical Institutional Campus
- 3) 1995 Agreement Components
- 4) Carle's Commitment to the Neighborhood
- 5) Proposal I: Housing Replacement Amendment
- 6) Proposal I: Housing Replacement

Ann Talbott gave a brief overview of how Carle Auxiliary came up with the idea of a guest house and the process that brought them before the Plan Commission and the Community Development Commission. She then continued with Carle's overhead presentation. The topics she discussed were:

- 1) Proposal II: Medical Institutional Campus (MIC) Expansion for Guest House
- 2) Proposal II: Necessity for Guest House
- 3) Proposal II: Guest House Exterior Features
- 4) Proposal II: Guest House Interior Features

Ms. Talbott mentioned that there would be an apartment for an innkeeper or caretaker. This person will be responsible for checking people in and out of the guest house, help take care of small children while parents get refreshed, perform general upkeep, and meet any needs that guests might have that are not taken care of in the hospital.

Napoleon Knight, M.D. discussed Proposal II: Guest House Physician Perspective. He works in the emergency section and sees a different perspective. It is not convenient for family members with sick or hurt loved ones in emergency to have to drive somewhere to get food to eat or a place to rest for a few hours.

Von Lambert commented on the following topics:

- 1) Guest House Site Plan
- 2) Proposal II: Guest House Location Selection
- 3) Proposal II: Guest House City/Neighborhood Benefits

- 4) Proposal II: Guest House City's Concerns
- 5) Proposal II: Guest House Neighbors' Concerns

Mr. Alix asked how the guest house would be managed? What would the average length of stay be? What would the turnover of guests in and out be? Ms. Talbott replied that there would be no maximum length. However, as the patient moves out of the critical units, the family will want to go home to take care of personal business. Mr. Alix asked if the guest house would be kept for short notices of family coming into town with no plans to stay anywhere? How would this be classified as occupancy if the guest house were not associated with Carle? Would it be considered an extended stay facility or more like a hotel? Ms. Talbott stated that the referrals would come from the doctors, nurses, and staff in the emergency room. Mr. Alix asked if a person could not reserve a room because they have a loved one in the hospital? Ms. Talbott replied that was correct. Mr. Ols added that the average length of stay at Carle is about five days.

Mr. Alix inquired about the guest rooms in the hospital. He wanted to know what the average stay was for family members? Mr. Ols replied that Carle does have three guest rooms in the hospital that look like hospital rooms. The average stay is shorter term for the very reasons why they want to build the guest house. Even though the guest rooms are rooms where the family can get away, the rooms are still located in the hospital.

Mr. Alix asked if Carle would charge a fee for the guests to stay in the guest house? Mr. Ols responded that Carle had not made a decision in regard to that as of yet. Upon looking at other guest houses, typically fees have been in the form of a donation out of people's gratitude for being able to stay in the guest house. Mr. Douglas asked if the guest house in Decatur used a donation basis? Ms. Talbott replied that the guest house in Decatur charges a minimal fee.

Mr. Douglas asked when relocating the residents who live on the property (future guest house), if they would be moved to more of an upscale residence? Mr. Lambert answered that some would and some would not.

Mr. Douglas inquired as to traffic at the guest house. Mr. Lambert replied that Carle estimates extremely little traffic. Most of the guests will walk back and forth to the hospital to visit the patients.

Mr. Cobb asked if Carle had interacted with the surrounding neighborhood prior to making this plan? Was the neighborhood involved? Mr. Ols answered that the Carle Auxiliary came up with the vision of the guest house based upon their services to the patients. There has been a neighborhood meeting every six months, and details of the guest house have been discussed at these meetings. One neighbor gave input from his own personal experience at the last meeting.

Mr. Cobb questioned what alternatives had been considered compared to demolishing two houses to build the guest house? Has Carle considered building upwards over parking structures? Mr. Lambert responded that Carle considered alternatives; however, the other options did not match the tranquil settings desired.

Mr. Lewis asked with the anticipation of 4,000 people utilizing the guest house each year and with the expanding services that Carle is providing and the potentials for people coming in, what is the anticipated growth for this type of facility? Mr. Ols responded that at this point, Carle wants to see how the vision of a guest house succeeds before expanding.

Mr. Knaap was curious about the tax implications of this project. He asked for a description of the EAV requirements. Mr. Ols replied that Carle would take the two properties down and replace them with a tax-exempt use; however, Carle will continue to pay real estate taxes on those two properties as if the houses were still there. There would be no lessening of real estate taxes.

Mr. Knaap stated that it seems logical to have this kind of attraction next to a hospital. He asked why do we not see guest houses built privately? Mr. Ols responded that there is approximately a million dollars that will be taken away from other kinds of uses to be put towards building and operating the guest house. However, it is a not-for-profit facility, so there would be no money earned through the guest house. Mr. Knaap asked if Mr. Ols felt that it could not succeed profitably? Mr. Ols replied that some places do it for profit and succeed, but he did not feel that it could be done profitably in Champaign-Urbana.

Mr. Knaap asked if Carle had heard any comments from the hotel/motel industry in regards to these plans? Mr. Ols replied that Carle has not heard from them as yet. Even though there are hotels close to the hospital, people still hang out in the hallways and waiting rooms. People want to be close to the patients. The guest house would have a direct connection with being closer and having direct telephone system.

Mr. Kangas questioned that by placing the guest house where it is, this closes off expansion to the north? Mr. Ols responded that anything is possible. However, the reality is that Carle would be spending a million dollars to build the guest house. It would be unlikely that Carle would tear that down to expand their medical facilities to the north. The guest house creates a buffer to the neighborhood.

Mr. Alix inquired as to how many non-handicapped parking spaces there would be for the guest house? On the map, it shows ten, and is that accurate? Mr. Lambert replied that was a rough sketch. Carle is not sure how many parking spaces to allow. There are a couple of large mature trees that they want to maintain. Mr. Alix suggested eliminating the parking spaces since Carle has a parking garage next to the hospital and to the clinic. Doing so would provide more green space. He felt it was counterproductive to the kind of environment Carle is striving to provide to have parking spaces. Mr. Ols remarked that with the family already under stress due to a loved one in the hospital, to tell them that they have to park far away would only add more stress. Keeping their cars close at hand would be important to the guests. Mr. Alix responded that the guests would have already parked in the parking garage not knowing that they would be staying in the guest house. The parking garage offers 24 hours protection with snow cleared, etc.

Mr. Alix commented that Carle should be precise in the criteria for which guests will be allowed to stay in the guest house. Whether it be limiting the length of stay, or specify the procedure by which people will be allowed to live in the guest house, a line should be drawn to explain why the guest house would not be competition for hotels. He asked what was the utilization of the

three guest rooms in the hospital. Mr. Ols replied that the guest rooms are being used all the time. Mr. Ross added that the wording in the agreement is still being worked out.

Mr. Diana questioned why 809 North Orchard was not originally planned to be torn down back in 1999 along with the other properties that were mentioned? His concern is with the loss of housing units. Mr. Ols answered that the guest house was conceived less than nine months ago. Carle does not have any plans to demolish houses to expand the hospital outside of building the guest house. Carle tried to repair the house at 809 North Orchard, however, an engineer told Carle that the house was beyond repair.

Mr. Diana inquired whether the replacement house at 809 North Orchard would likely be a low-rental range? Mr. Ols replied that it would not be a subsidized home. Carle wants to have the rent to be as low as possible.

Mr. Diana asked if it would be fair to assume that other replacements in the future would equally affordable? Mr. Ols responded that Carle does not like being in the housing rental business. It just happens to be the vision for the future knowing that at some point, Carle may need that land for expansion. Mr. Diana commented that he was concerned with other people in the community believing that Carle is trying to upscale the neighborhood. Mr. Ols added that was a good point and could be worded into the language.

Mr. Kangas suggested putting the guest house by the educational building. The guest house would still be close to the park, the front door of the hospital and the parking garage. Mr. Lambert remarked that Carle already has a purpose in mind for that area to allow for future expansion. Carle does not want to become land-locked.

Mr. Alix inquired what the intent was behind the original agreement in 1995 as to the demolition restriction for existing homes? Mr. Pollock answered that the agreement was very difficult with a lot of friction between the neighborhood and Carle. The provisions were made to safeguard the neighborhood to maintain its integrity. In exchange for that, the future planning horizons on the site plan allowed Carle to look at future expansions and what their future needs would be. Mr. Alix commented that when taking a look at how Carle has managed properties, it seems that Carle has been a reasonable steward in the neighborhood. Mr. Alix would like to know if he is to have an objection to Carle replacing homes with equivalent or better quality homes, then what would the basis for the objection suppose to be? Mr. Pollock replied that at that time in 1995, Carle had no history of adherence to this type of plan and there was no blueprint. The agreement represented the blueprint.

Mr. Knaap expressed concern for the demand of residents for this facility. He stated that the admission policies should be well specified. He felt that there would be excess demand for this service.

Mr. Diana wondered if Carle had a vision of what the maximum number of guest houses to be built in the future or would this be one-of-a-kind? Mr. Ols replied that Carle does not have any actual numbers to know how many guests will utilize the guest house. Most people who live up to thirty miles away will probably drive home, because they will be able to rest better at home. The guest house will be for more critical patient families. Mr. Knaap commented that families

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could live only five miles away and still want that accessibility. Mr. Ols remarked that this project will be expensive and a huge responsibility for the Carle Auxiliary to take on. Things may change over time, but Carle does not know if there will be any growth of this vision.

Mr. Pollock asked for clarification for the need to have the 702 and 704 Coler properties to be involved in this rezoning. He asked if Carle had specific plans for these properties? Mr. Ols replied that those properties were acquired by Carle in the past year. Carle would like to use this property for the students.

7. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Elizabeth H. Tyler, Secretary
Urbana Plan Commission