

DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES



Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Rob Kowalski, Planning Manager
Paul Lindahl, Planner

DATE: April 5, 2004

SUBJECT: Plan Case No. 1888-SU-04 A Request From Champaign County for a Special Use Permit to allow the establishment of a Nursing Home on Art Bartell Drive east of Lierman Avenue Between Main And Washington Streets.

Introduction

Champaign County is requesting a Special Use Permit for the construction of the new Champaign County Nursing Home. The nursing home is proposed to be located on 13 acres within the County East Campus located east of Lierman Avenue and north of Washington Street. The site is immediately south of the Juvenile Detention Center and immediately north of Prairie Park (see attached maps).

The property is presently zoned CRE, Conservation-Recreation-Education. Section VII-7.A of the Urbana Zoning Ordinance allows the establishment of a government use in any zoning district subject to a special use permit. This process was also used in 1999 for review of the Juvenile Detention Center.

Attached to this report is a thorough application package from Champaign County which details the proposal and the site conditions.

Background

Two referendums were passed in November 2002 to fund the replacement of the existing nursing home at 1701 East Main Street in Urbana. Subsequent to this action, Champaign County completed a master plan of the East Campus area to address potential building expansions and to determine the desired location for the new nursing home. The master plan resulted in the recommendation to locate the nursing home at a new location on the campus. The new facility is proposed to be built interior to the campus and bordering Prairie Park to the south and the future Weaver Park to the east.

Description of the Area

The new location is on County-owned property which currently includes the Brookens Administrative Center, the Adult Detention Facility, the Juvenile Detention Center, the Champaign County Highway Department, the current Champaign County Nursing Home, and the Champaign County Humane Society.

The following chart identifies the Comprehensive Plan designation, current zoning, and current land use of the site and surrounding properties.

Survey of Comprehensive Plan Designation, Zoning, and Land Use

	Comprehensive Plan	Zoning	Land Use
Site	Institutional Public	CRE Conservation-Recreation-Education	Champaign County East Campus – Undeveloped
North	Institutional Public	R-6, High Density Multiple Family Residential	Champaign County East Campus – Juvenile Detention Center
East	Institutional Public	Residential, Champaign County	Undeveloped, Future Park. Owned by Urbana Park District.
South	Institutional Public	CRE Conservation-Recreation-Education	Prairie Park, Urbana Park District
West	Institutional Public	CRE Conservation-Recreation-Education	Champaign County East Campus – Adult Detention Center

Please refer to the attached Future Land Use, Zoning, and Existing Land Use maps and photo exhibits for further information.

Discussion

Proposal

Champaign County is set to begin the construction of a new 243-bed nursing home. The facility will be a skilled care facility that will include an alzheimer’s care unit and an adult and child day care facility. The number of beds in the new facility matches the number of beds in the existing facility. A Certificate of Need (C.O.N.) has been issued by the State of Illinois Department of Public Health which limits the capacity of the development to 243 beds. The need for the new facility is based more on the physical problems of the existing facility rather than the demand for services. The new facility will contain rooms that are larger than those in the existing facility and will incorporate more of a “home” environment. A “central core” of the facility will contain a dining area, a store, and access to a central courtyard.

The location of the new nursing home was chosen primarily due to its proximity to two parks. The land immediately to the east of the site was recently acquired by the Urbana Park District and will be developed into a 60-acre park that should contribute to a tranquil, pastoral setting for the nursing home residents.

Access and Parking

The site will be accessed primarily from Art Bartell Drive. Art Bartell Drive is a private street that currently ties into East Main Street and extends south to serve METCAD and the Humane Society. The road will be continued south to connect with the new nursing home site and to connect to the Brookens Administration Center access drive off of Lierman Avenue. Since the road is a private drive and not a public street, it is not anticipated to be used for general traffic circulation in the area. Users of the road will primarily be visitors to the nursing home. Since the number of beds in the new facility is not greater than the existing facility, it is not anticipated that the overall traffic to the campus will greatly increase and cause any problems with circulation. The extension of Art Bartell Drive will be able to accommodate MTD buses as well as delivery vehicles. Finally, Champaign County is planning the construction of new sidewalks to loop around the complex that will connect the development to existing and future parks in the area.

The Urbana Zoning Ordinance requires parking for a nursing home based on both the number of employees and the number of beds. The facility will have 243 beds and it is estimated there will be a maximum of 250 employees. The total parking requirement would be 123 spaces. The site plan identifies two separate areas to provide parking. A lot northeast of the building will contain 147 spaces and will be used primarily for employee parking. A second lot will be constructed southwest of the facility. This lot will contain 58 spaces and is intended primarily for public/visitor parking. In total 205 spaces are being planned. This exceeds the requirements of the Urbana Zoning Ordinance.

Storm Water Management

The site currently drains to the southeast onto the undeveloped property to the east owned by the Urbana Park District. Most of the runoff from the Parks property currently drains into the Scottswood Subdivision where Illinois Street stubs to the west. This currently creates a drainage problem within the Scottswood Subdivision. For the past few years, a consortium of governmental agencies including the City of Urbana, Champaign County, the Urbana Park District and the Township have been working together to address the flooding problems in the Scottswood Subdivision. It has been determined that to alleviate the flooding problems, a detention basin needs to be constructed just east of the Scottswood Subdivision on the property now controlled by the Urbana Park District. This basin would be able to hold stormwater runoff and gradually release it into the existing storm sewers as opposed to overwhelming the sewers during heavy rain events. At this time a preliminary design for a basin has been developed by Berns, Clancy and Associates and a grant to fund the construction of the basin is pending with the State of Illinois. The basin would be designed to accommodate the runoff generated from the new nursing home development thus eliminating the need for on-site detention. The new basin also creates the opportunity for shared, regional detention that can be designed to be an asset to the new park.

Development Regulations

A review of the site plans for compliance with all the development regulations in the Urbana Zoning Ordinance is currently underway. At this time it does not appear that any waivers or variances of the requirements of the ordinance will be necessary.

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The proposed new location of the Champaign County Nursing Home will be conducive to the public convenience at its location. The new location within the Champaign County East Campus location will offer a more tranquil and park-like setting for the residents since it will be located immediately adjacent to two parks. The facility will also be well served by the extension of Art Bartell Road.

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

The facility is being located in an area that will not have a negative impact on neighboring properties. The site is located within the Champaign County East Campus and will function as a component of the County services in that area. The facility will not have a negative impact to the two adjacent parks to the south and east. The facility is not immediately adjacent to any residential areas.

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

The development will meet all the regulations and requirements of the Urbana Zoning Ordinance and will preserve the essential character of the CRE, Conservation, Recreation and Education Zoning District.

Consideration

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

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

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

Summary of Findings:

1. In November 2002 two related referendums were passed by the voters of Champaign County authorizing the replacement of the existing Champaign County Nursing Home. After completion of a Master Campus Plan, Champaign County proposes to construct the new facility on the east side of the East Campus immediately north of Prairie Park and immediately west of the future Weaver Park.
2. The proposal will be conducive to the public convenience at its location because it will offer a better, “park-like” atmosphere for residents and will function better within the Champaign County East Campus.
3. The proposal will be designed and operated in a way that will not be injurious to the area or the district. The site is not immediately adjacent to any residential development or any other type of development that will realize a negative impact from the operation of the facility.
4. The proposal will conform to all the established requirements of the Urbana Zoning Ordinance including the appropriate development regulations. Stormwater runoff will be accommodate by a future detention basin on the property to the east. A consortium of governmental units are working together on achieving a grant to construct the basin.
5. The proposal is consistent with all adopted plans including the Urbana Comprehensive Plan.

Options

The Urbana Plan Commission has the following options in this case:

1. Recommend approval of the Special Use Permit request;

2. Recommend approval of the Special Use Permit request with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance;
3. Recommend denial of the request for a Special Use Permit.

Staff Recommendation:

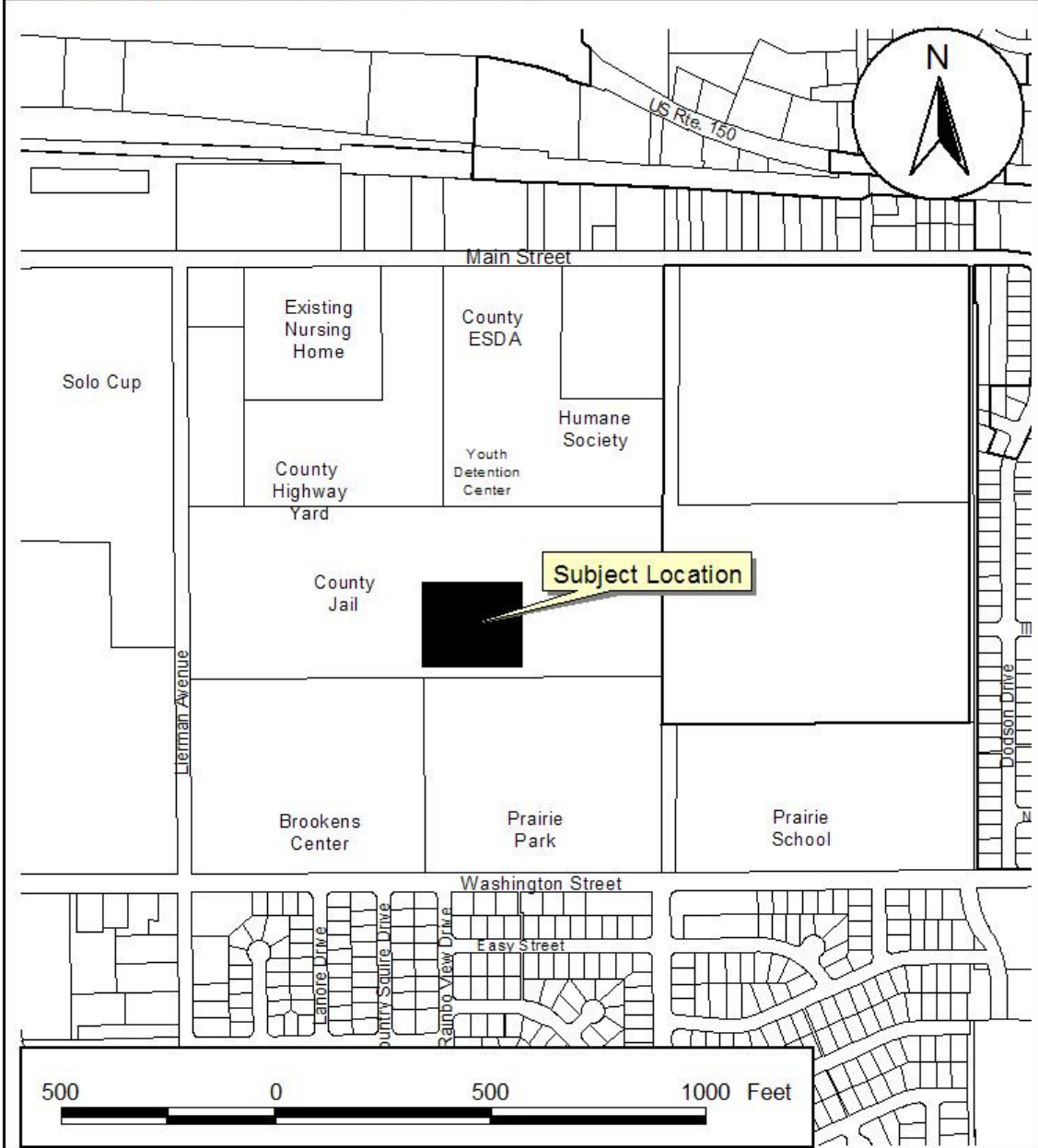
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed special use in Plan Case No. 1888-SU-04 as presented to the Urbana City Council, for the reasons articulated above and with the following condition of approval:

1. That the layout of the facility shall closely resemble the attached Site Development Plan. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Plan Commission and approval by City Council.
2. An intergovernmental agreement providing for interim and perpetual off-site stormwater detention (commonly referred to as the “Scottswood Detention Basin”) be completed. The governmental consortium may consist of city, county, parks, and township interests.
3. The construction plans for the extension of Art Bartell Drive be reviewed by the Urbana City Engineer.

Attachments: Exhibit A, Location Map
Exhibit B, Zoning map
Exhibit C, Existing Land Use map
Exhibit D, Future Land Use map
Exhibit E, Aerial Photo
Exhibit F, Petition for Special Use Permit (provided by Champaign County)
Exhibit G, Notice to Adjacent Property Owners

Cc: Denny Inman, Champaign County

Exhibit "A": Location Map

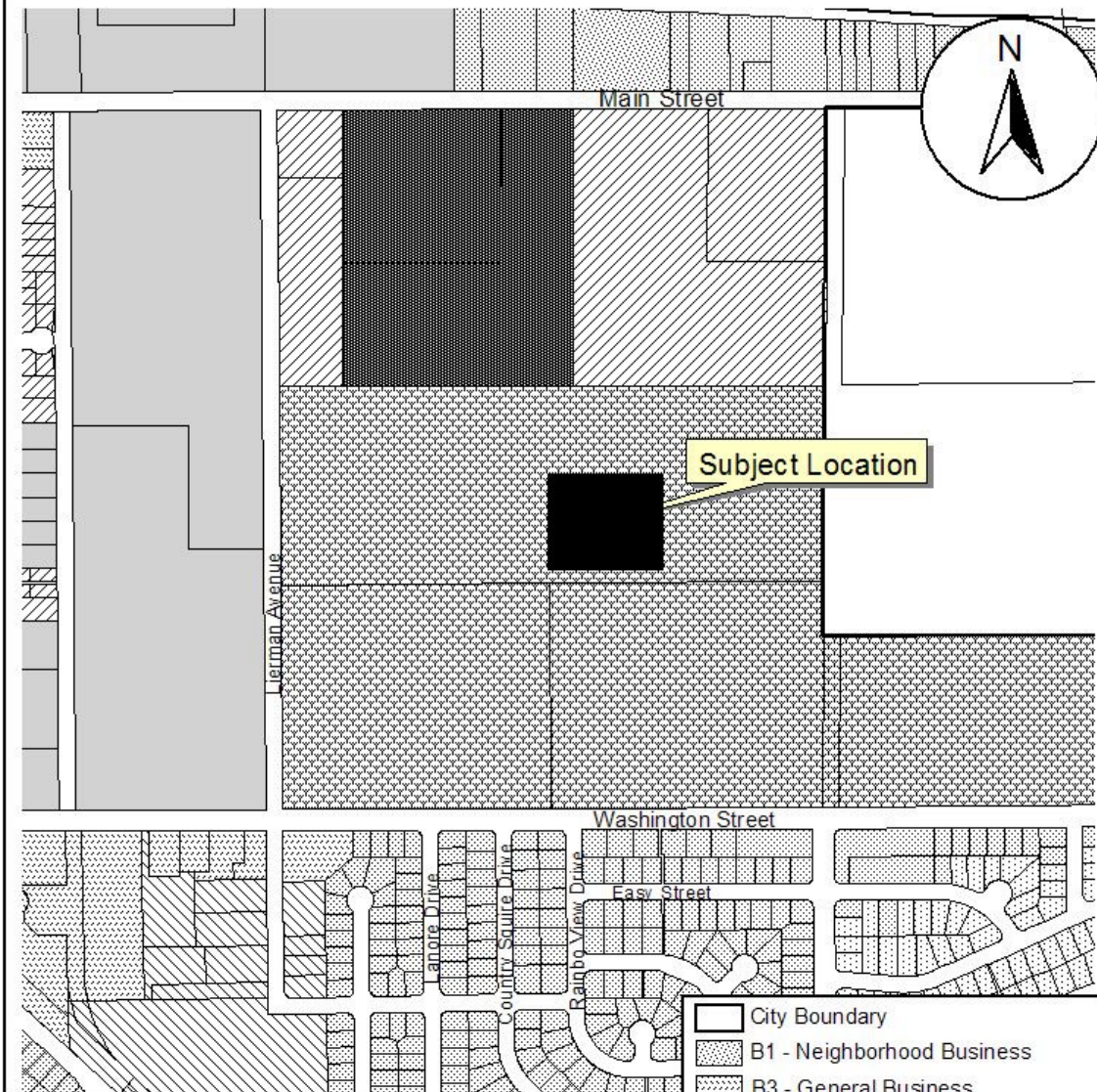


Special Use Permit, Plan Case #1888-SU-04,
Establishment of a Nursing Home in the CRE,
Conservation-Recreation-Education Zoning District
Petitioner: Champaign County

 City Boundary

Prepared March 17, 2004 by Community Development Services - pal

Exhibit "B": Zoning Map



0 500 1000 Feet

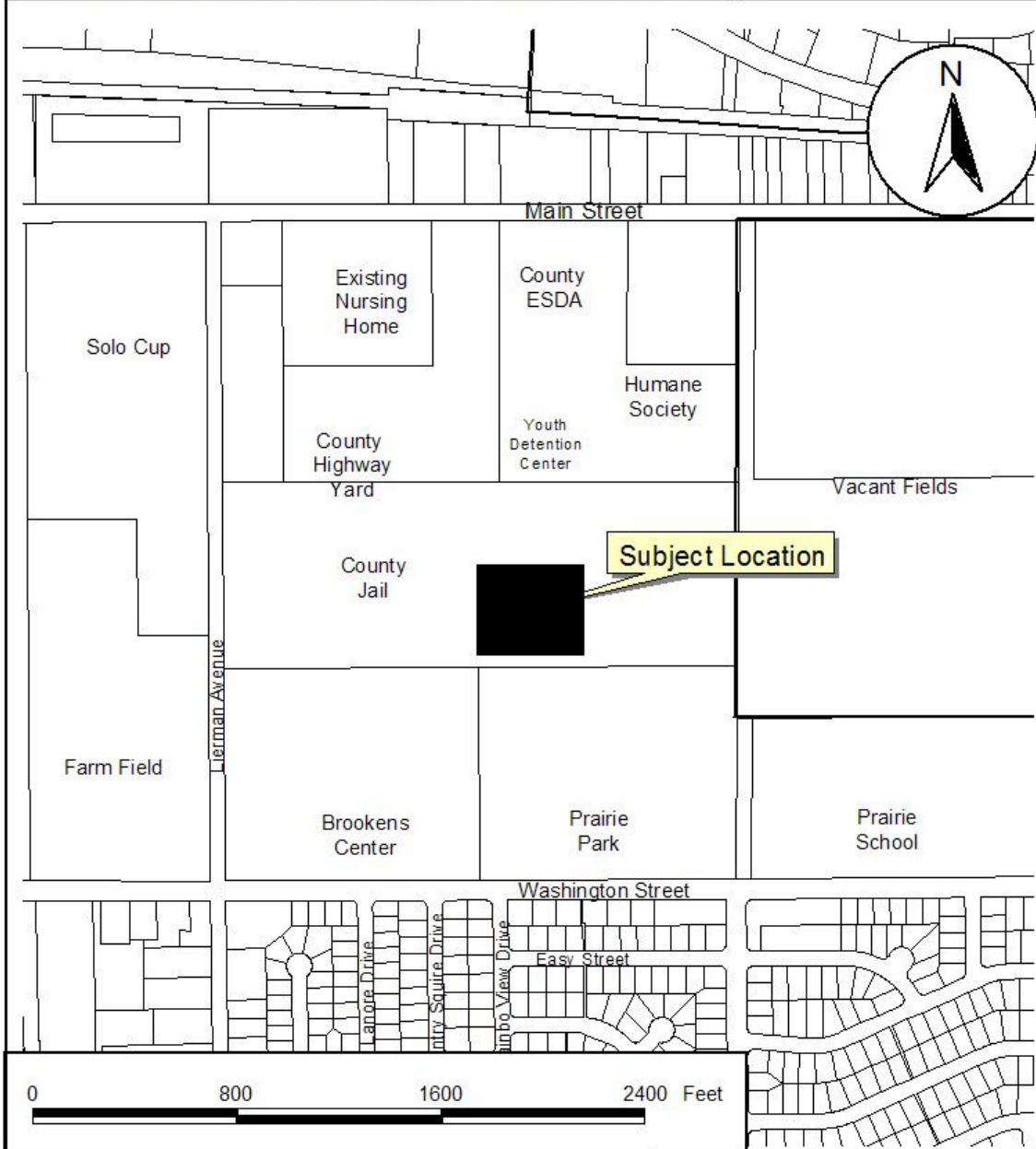


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Prepared March 17, 2004 by Community Development Services - pal

- City Boundary
- B1 - Neighborhood Business
- B3 - General Business
- R3 - Single and Two Residential
- R4 - Medium Density Multiple-Family
- R5 - Medium High Density Multiple-Family
- R6 - High Density Multi-Family Residential
- CRE - Conservation-Recreation-Education

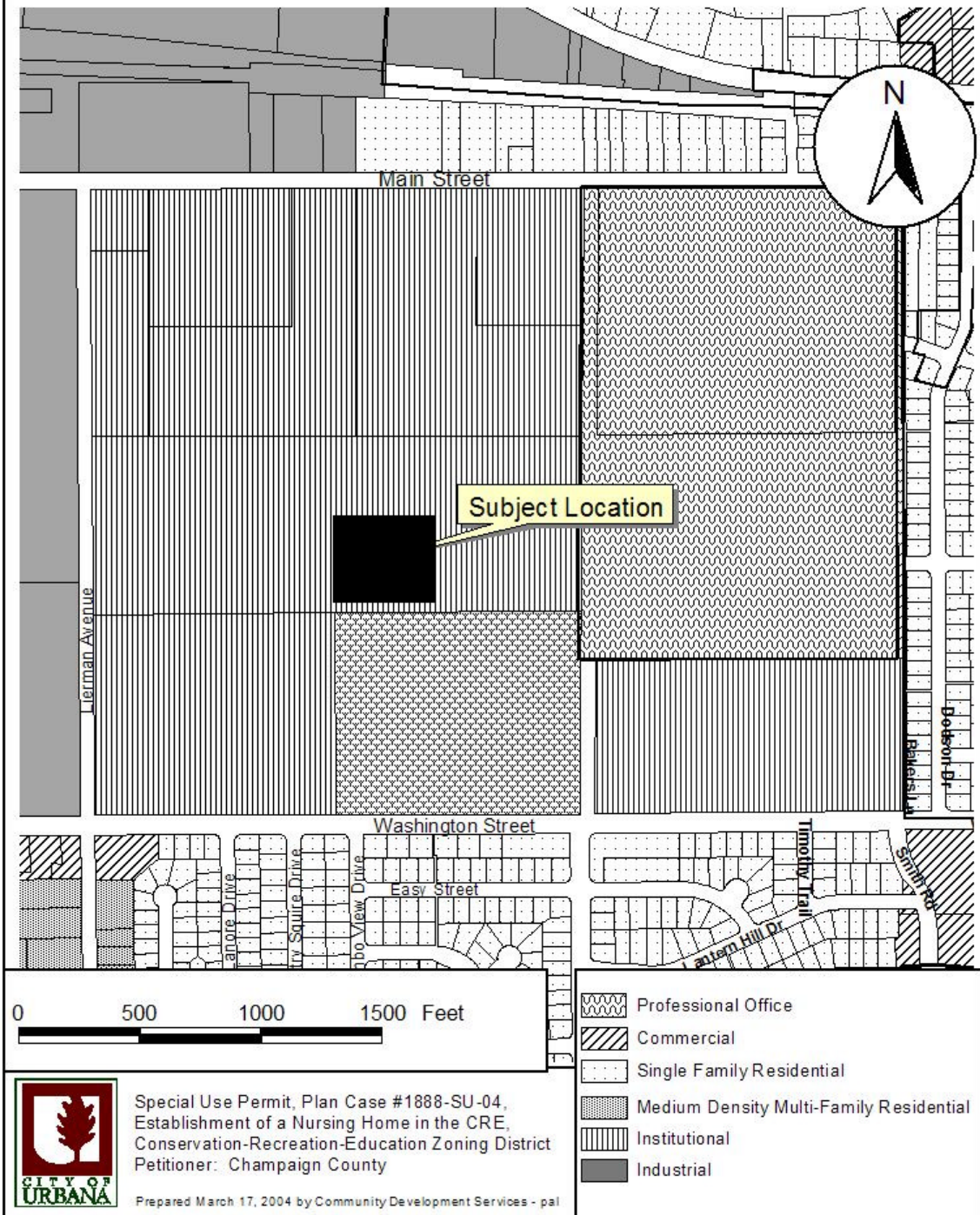
Exhibit "C": Existing Land Use Map



Special Use Permit, Plan Case #1888-SU-04,
Establishment of a Nursing Home in the CRE,
Conservation-Recreation-Education Zoning District
Petitioner: Champaign County

Prepared March 17, 2004 by Community Development Services - pal

Exhibit "D": Future Land Use Map



Special Use Permit, Plan Case #1888-SU-04,
 Establishment of a Nursing Home in the CRE,
 Conservation-Recreation-Education Zoning District
 Petitioner: Champaign County

Prepared March 17, 2004 by Community Development Services - pal

Exhibit "E": Aerial Photo



Special Use Permit
Plan Case # 1888-SU-04
Establish a Nursing Home in CRE Zoning District
Petitioner: Champaign County

Prepared by Community Development Services - mrb





DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning Division
400 S. Vine
P.O. Box 946
Urbana, IL 61801
(217) 384-2440

March 18, 2004

NOTICE OF PUBLIC HEARING IN REGARD TO A PROPOSED SPECIAL USE PERMIT

Dear Property Owner:

A public hearing will be held by the Urbana Plan Commission on **Thursday, April 8, 2004 at 7:30 P.M.** in the Urbana City Council Chambers, 400 S. Vine Street, Urbana, Illinois, at which time and place the Commission will consider a request in Plan Case **1888-SU-04**.

Plan Case 1888-SU-04 is a request by Champaign County for the granting of a Special Use Permit to allow the establishment of a Nursing Home on Art Bartell Drive on the lot property displayed on the attached location map. The property is zoned CRE, Conservation-Recreation-Education and is located within the Champaign County East Campus Area. Section VII-7.A of the Urbana Zoning Ordinance provides for any structure and/or use by a public service entity for a public utility, government educational, charitable, philanthropic, or medical use to be permitted in any zoning district under the provisions for Special Use Permit review.

You have been sent this notice because you are a nearby property owner. The Urbana Plan Commission will consider the proposal and its impact to the district at the public hearing. The Plan Commission will forward a recommendation to the Urbana City Council for their final consideration. The Urbana Plan Commission welcomes your comments at the public hearing, or in writing if received prior to the hearing. If you have any specific questions about the request, please do not hesitate to contact me.

Sincerely,

Rob Kowalski, AICP
Planning Manager

Enclosure: Location Map

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2440, or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466, or TTY 384-2360. If you have any questions concerning this request, please contact my office at (217) 384-2440.