



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Rebecca Bird, Planner II

DATE: February 15, 2013

SUBJECT: Plan Case 2202-PUD-13 & Plan Case 2203-PUD-13: 101 W. & 201 E. Windsor Road, a request by Clark-Lindsey Village, Inc. for preliminary and final approval for a residential mixed use Planned Unit Development.

Introduction

Clark-Lindsey Village, Inc. has submitted an application for preliminary and final approval for a residential mixed use planned unit development (PUD). Application approval would allow construction of 16 attached townhouse units, divided between four one-story buildings, on the northeast portion of the property.

The subject property, located at 101 West and 201 East Windsor Road, comprises just under 27 acres and is located on the southeast quadrant of Windsor Road and Race Street. The entire property is currently zoned R-3, Single- and Two-Family Residential and has been developed in accordance with previous PUD approvals. Clark-Lindsey Village is a continuing care retirement community with independent living units, licensed sheltered care units and a licensed skilled care nursing facility on one campus under single ownership and management. It was 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 subsequently built and opened in 1978. Because approval of the preliminary PUD for this portion of the site has technically expired, both Preliminary and Final approval is being requested at this time.

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD requires review and approval of both a Preliminary and Final PUD. Although not dictated by ordinance, review is typically processed as separate applications considered sequentially by the Plan Commission and City Council. In this case, the applicant is refreshing a previously approved Preliminary PUD, meaning that the design concept is already well established. Based on the facts specific to this case, City staff is comfortable with considering both the Preliminary and Final PUD applications concurrently.

Background

Continuing Care Retirement Community Concept

Clark-Lindsey Retirement Village is a not-for-profit housing provider for the elderly which follows the continuing care retirement community (CCRC) model. 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. Residents can choose to live in independent units when less personal care is needed. When assistance with everyday activities becomes necessary, residents can transition into assisted living or nursing care facilities, depending on need, on the same campus. Clark-Lindsey currently has approximately 250 residents in 136 independent living units (apartments), 19 licensed sheltered care (assisted living) beds, and 83 licensed skilled care (nursing) beds. Onsite amenities for the 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 to residents include transportation to supermarkets and other destinations, as well as on-site banking services. Residents of the proposed townhouses would have full access to Clark-Lindsey's existing amenities. For more information on Clark-Lindsey Retirement Village, see the attached brochure (Exhibit H) or visit www.clark-lindsey.com.

Previous Approvals

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

This case is 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 appears to be what has been built to date, with some minor changes from the original plan. Phase II is located on what is now Lot 2 and consisted of 84 townhouse units. See Exhibit F for a copy of the 1973 preliminary site plan.

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

This case consists 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 that was used as a model unit to become a permanent structure to house a maintenance office and equipment storage.

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

This case is a further amendment to the final development plan for Phase I to expand and renovate the healthcare center. The amendment added 12 sheltered care (assisted living) beds and 4 skilled care (nursing) beds. The remodel included converting double rooms to private rooms and adding 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 this time and further development would require both preliminary and final plan approval. The current application is to develop a portion of the original Phase II plan, with some changes in the layout of the buildings and the street.

Comparison with Previous Approvals

The current proposal is similar to the preliminary development plan approved in 1973 which included 84 townhouse units accessed from an interior private street with a similar configuration to the current applications. There are two primary differences between the current application and the earlier approved preliminary development plan. The first is that the current application states that the total number of units will be no greater than 80 in all three phases of current and future development, a reduction of four units. The second is the arrangement of the townhouse units. The earlier plan had them facing the interior winding private street, whereas the current proposed site plan has access drives for the quadrplexes off of the private street. (See Exhibit E for current proposed site plan and Exhibit F for 1973 preliminary site plan.)

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The subject property has frontage on both Windsor Road and Race Street. Meadowbrook Park is directly south and east of the subject property. To the north across Windsor Road is a church and single-family residences. The Urbana corporate limits run along the west side of Race Street, adjacent to the subject property. The parcel to the west of the subject property, owned by the University of Illinois, is zoned Champaign County AG-2, Agriculture and is used for agricultural purposes.

Following is a summary of zoning and land uses for the subject site and surrounding property. In addition, Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-3, Single & Two-Family Residential	Mixed Use Residential Planned Unit Development	Residential – Multi-Family
North	R-2, Single-Family Residential R-3, Single & Two-Family Residential	Church Single-Family Dwellings	Residential – Suburban Pattern
South	CRE, Conservation-Recreation-Education	Public Park	Parks
East	CRE, Conservation-Recreation-Education	Public Park	Parks
West	Champaign County AG-2, Agriculture	Agriculture	Institutional - University Natural Resource

Comprehensive Plan

The Comprehensive Plan designations for the subject site and the surrounding properties are consistent with the zoning and land use in this area. The subject site is designated as “Residential – Multi-Family.” The Comprehensive Plan defines “Residential – Multi-Family” 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.

Future Land Use Map #14 (Exhibit C) includes a notation for the subject site that identifies the site as Clark-Lindsey Village.

The following Comprehensive Plan Goals and Objectives support the proposed residential mixed use planned unit development:

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 18.0 Promote infill development.

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.

Discussion

The proposed PUD consists of construction of 16 townhouses in four one-story quadraplexes. The townhouse exteriors would have a combination of wood and composite siding with exterior masonry chimneys. Elevations are included in the application (Exhibit D).

Concerning access, vehicular access will be accommodated by constructing a private street that would extend off of the existing circular drive off Windsor Road. The original application included an additional access drive on Windsor Road for the new townhouses. Windsor Road is classified as an arterial road and adopted CUUATS Access Management Guidelines limit access to arterials to cross streets spaced at least a quarter mile apart. A new driveway or street connecting to Windsor Road is therefore not possible. The applicant revised the site plan to remove the additional access drive. The proposed private street will only be built as far as the southern end of the townhouses as part of this phase of construction, although the site plan shows where the street will eventually continue through to Race Street, at the time future development phases are completed. The City Engineer and the Fire Department have reviewed and find acceptable the proposed layout of the proposed private street. The plans include a sidewalk along the east side of the street. An existing residential garage will need to be removed to construct the new street. The new street will be 28 feet wide, which will allow parking on one side. According to the applicant, this will replace the spaces lost by removing the garages. The application states

future development phases will include a maximum of 64 additional dwelling units accessed from the extension of the private street.

PUD Ordinance Goals

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
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.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
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;
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.

PUD's are to be reviewed for their consistency with the above general goals. The proposed expansion of the Clark-Lindsey Village PUD is consistent with goals 1, 2, 3, 5, 7, and 8. The proposed PUD is a high quality residential mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. In particular, the extensive landscaping on the site will complement the landscaping at the adjacent Meadowbrook Park. The proposed development is also responsive to goals in the Comprehensive Plan as listed above.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as “ a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses”. Planned unit developments can be residential, commercial, mixed use, or industrial. Clark-Lindsey Village is an existing residential mixed use PUD. The current application will allow a further phase in the development of Clark-Lindsey Village. To be considered as a PUD, the proposed development plan must include a gross site area of at least one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 26.89 acres and therefore meets the lot size criterion. The proposed PUD also meets the criteria listed below as defined by the Urbana Zoning Ordinance. Following each criteria is analysis offered by City staff (*provided in italics*).

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

The existing Clark-Lindsey Village PUD offers a mixture of housing types, including independent living apartments and assisted living and nursing care facilities. The proposed expansion will add an additional housing type to those already offered—townhouses. The different housing types are in a “campus” setting, with a range of residential, recreational, and low-intensity retail and personal services provided for the use of all residents. The continuing care retirement community model followed by this not-for-profit facility works on a membership basis rather than fee simple ownership or tenancy. This model dictates that Clark-Lindsey Village be operated as a campus with multiple buildings on single lots and a variety of complimentary uses on one property.

- 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.

According to the application, “green” building designs and techniques are incorporated into the proposed development. The property borders Meadowbrook Park and is landscaped such that it can be seen as a visual extension of the park for use by its residents. The grounds are impressively landscaped and include professionally designed gardens, focal points, and mature trees signed with botanical identification markers. This phase will preserve the landscaped areas surrounding the existing buildings.

- 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.

The proposal will allow for development within an urban area that is currently undeveloped. The proposed PUD provides for a development plan that is consistent with the surrounding neighborhood and will provide 16 new housing units for the community.

- 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.

The existing PUD provides a unique residential development for seniors, allowing them to “age in place”. If the proposal is approved, Clark-Lindsey Village will be able to offer residents independent townhouses and apartments as well as an assisted living facility and a nursing home. All residents have access to shared recreational facilities and landscaped open space. A network of sidewalks will provide additional recreational opportunities.

Permitted Uses

The proposed PUD is considered a residential mixed use PUD consisting of a mixture of residential types. Per the Urbana Zoning Ordinance, all of these residence types are permitted uses in a residential PUD.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. The applicant is not requesting any waivers at this time. The subject site is in the R-3 zoning district. The maximum allowable building height for R-3 is 35 feet. The proposed townhouses have a maximum height of less than 21 feet. The maximum floor area ratio (FAR) allowed is 0.40. The existing FAR is approximately 0.25. With the expansion proposed in this application, the FAR would be approximately 0.29. With the future expansion phases II and III, the FAR would be approximately 0.40. The minimum open space ratio (OSR) allowed is 0.40. The existing OSR is approximately 0.71. With the expansion proposed in this application, the OSR would be approximately 0.68. With the future expansion phases II and III, the OSR would continue to be well above the minimum required. The proposed site plans meets all minimum setback requirements.

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 adduced during the public hearing, justify approval based on the following criteria. (Please see Exhibits D and 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 proposed development would be an expansion of the existing Clark-Lindsey Village, a continuing care retirement community (CCRC). When Clark-Lindsey Village was first conceived in the early 1970s, it was always intended that the community would expand at a later time. The preliminary PUD application was approved with a site plan that included construction of townhouses similar to those proposed in this application. Although the approval has since lapsed, the current application reflects the next phase in Clark-Lindsey Village's original plan. The proposal is conducive to the public convenience at this location as it will expand the housing types Clark-Lindsey is able to offer the community and will take advantage of all of the existing amenities.

- 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 proposed development is an expansion of an existing CCRC. The existing buildings were designed and located with additional expansion in mind. The subject property is adjacent to Meadowbrook Park to the east. The proposed townhouses would be located in the northeast portion of the property, adjacent to the park. At their closest point, the townhouses would be a minimum of 20 feet 7 inches from the property line and a minimum of over 40 feet from the multi-use path in Meadowbrook Park. The proposed development is designed to have a minimal impact on the neighboring park by having one-story buildings and the street to the west of the buildings. The proposed development will not be injurious or detrimental to the surrounding area or to the public welfare. The proposed PUD, if approved, will have to meet City regulations regarding lighting, stormwater management, and traffic design and flow.

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

The proposed PUD is responsive to the following goals of the 2005 Urbana Comprehensive Plan:

- Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.
- Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.
- Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.
- Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.
- Goal 18.0 Promote infill development.
- Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.
- Goal 20.0 Encourage the development of new “planned neighborhoods.”
- Goal 29.0 Develop a focused approach to economic development.
- Goal 31.0 Retain and expand existing businesses and industries.

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

The proposed expansion to the Clark-Lindsey Village PUD is consistent with goals 1, 2, 3, 5, 7, and 8 of Section XIII-3 of the Urbana Zoning Ordinance. The proposed PUD is a high quality residential mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. In particular, the extensive landscaping on the site will complement the landscaping at the adjacent Meadowbrook Park.

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

The following design features have been incorporated into the Final Development Plan:

Transition Area – the proposed buildings would be located on the eastern portion of the site and adjacent to Meadowbrook Park. The buildings would be one-story in height to maximize compatibility with the adjacent property. The private street would be located to the west of the buildings to locate it in such a way as to have a minimal impact on the adjacent park.

Lighting – the plans specify lighting that will be focused downwards.

Street Lighting – street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – Clark-Lindsey Village has two existing full access points—one on Windsor Road and one of Race Street. Although the application forms discuss a request for an additional access on

Windsor Road, this request has been withdrawn and the site plan revised to reflect this change. The new townhouses will be accessed from a new drive that will be built off of the existing circular drive and will eventually extend through to Race Street. For the current proposal, the drive will only extend to the townhouses. The drive will be privately-owned.

Internal Connectivity – a sidewalk has been provided along one side of the new drive. There is an extensive interior sidewalk network already existing on the site. The new sidewalk will further enhance recreational opportunities on the site.

Landscape Identity – the landscaping at Clark-Lindsey Village is compatible with yet distinct from the neighboring Meadowbrook Park. The plans include additional landscaping which will only enhance Clark-Lindsey Village and the surrounding area.

Tree Preservation – the proposal includes preserving existing trees and landscaping where possible.

Street Trees – the plan includes street trees along the new private street.

Open Space Provision – the plan includes new landscaped open spaces.

Passive & Active Recreation – Clark-Lindsey Village currently provides extensive opportunities for both passive and active recreation.

Architectural Design – the proposal includes buildings with good articulation including varying roof heights and pitches, forward and back progressions, and other decorative details. The window and door openings are in scale and proportionate with each other. Much of the siding will be natural wood, which will be compatible with the neighboring park.

Summary of Staff Findings

1. Clark-Lindsey Village, Inc. has submitted a preliminary and a final development plan for the proposed expansion to the Clark-Lindsey Village PUD for 101 West & 201 East Windsor Road. The proposed development allows for 16 townhouses in 4 quadraplexes and a private street to access the townhouses. The private street will be accessed from the existing circular drive off of Windsor Road. During later phases of development, the private street will extend through to Race Street.
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 at least three of the four criteria outlined in Section XIII-3.D.
3. The proposed development is consistent with the general goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.

4. The application is consistent with the goals, objectives, and future land use in the 2005 Comprehensive Plan.
5. The proposed Final Development Plan does not include any waivers from zoning standards established in the Urbana Zoning Ordinance.
6. The proposed preliminary and final development plans incorporate the following recommended design features: transition area, lighting, access, internal connectivity, landscape identity, tree preservation, street trees, open space, passive & active recreational facilities, and architectural design.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2202-PUD-13:

1. Recommend approval of the Preliminary Development Plan as submitted; or
2. Recommend approval of the Preliminary Development Plan, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as submitted.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2203-PUD-13:

1. Recommend approval of the Final Development Plan as submitted; or
2. Recommend approval of the Final Development Plan, including any conditions; or
3. Recommend disapproval of the Final Development Plan as submitted.

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 the Plan Commission forward Plan Case Nos. 2202-PUD-13 & 2203-PUD-13 to the City Council with a recommendation for **APPROVAL** with the following condition:

1. That construction be in general conformance with the site plan as attached in Exhibit E.

Attachments:	Exhibit A:	Location and Existing Land Use Map
	Exhibit B:	Existing Zoning Map
	Exhibit C:	Future Land Use Map
	Exhibit D:	PUD Preliminary Plan Application
	Exhibit E:	PUD Final Plan Application with site plan & elevations
	Exhibit F:	Preliminary PUD Application site plan, approved 1973
	Exhibit G:	Phase I Final Development Plan site plan, 1976
	Exhibit H:	Clark-Lindsey Village Brochure

cc: Carl Webber
Ramu Ramachandran
Debra Reardanz

EXHIBIT A: Location & Existing Land Use Map

F



Case: 2202-PUD-13 & 2203-PUD-13
Subject: Preliminary & Final Approval for a Residential Mixed Use PUD
Location: 101 West & 201 East Windsor Rd
Petitioner: Clark-Lindsey Village

 Subject Properties

EXHIBIT B: Existing Zoning Map



F



Case: 2202-PUD-13 & 2203-PUD-13
 Subject: Preliminary & Final Approval for a Residential Mixed Use PUD
 Location: 101 West & 201 East Windsor Rd
 Petitioner: Clark-Lindsey Village

 Subject Properties




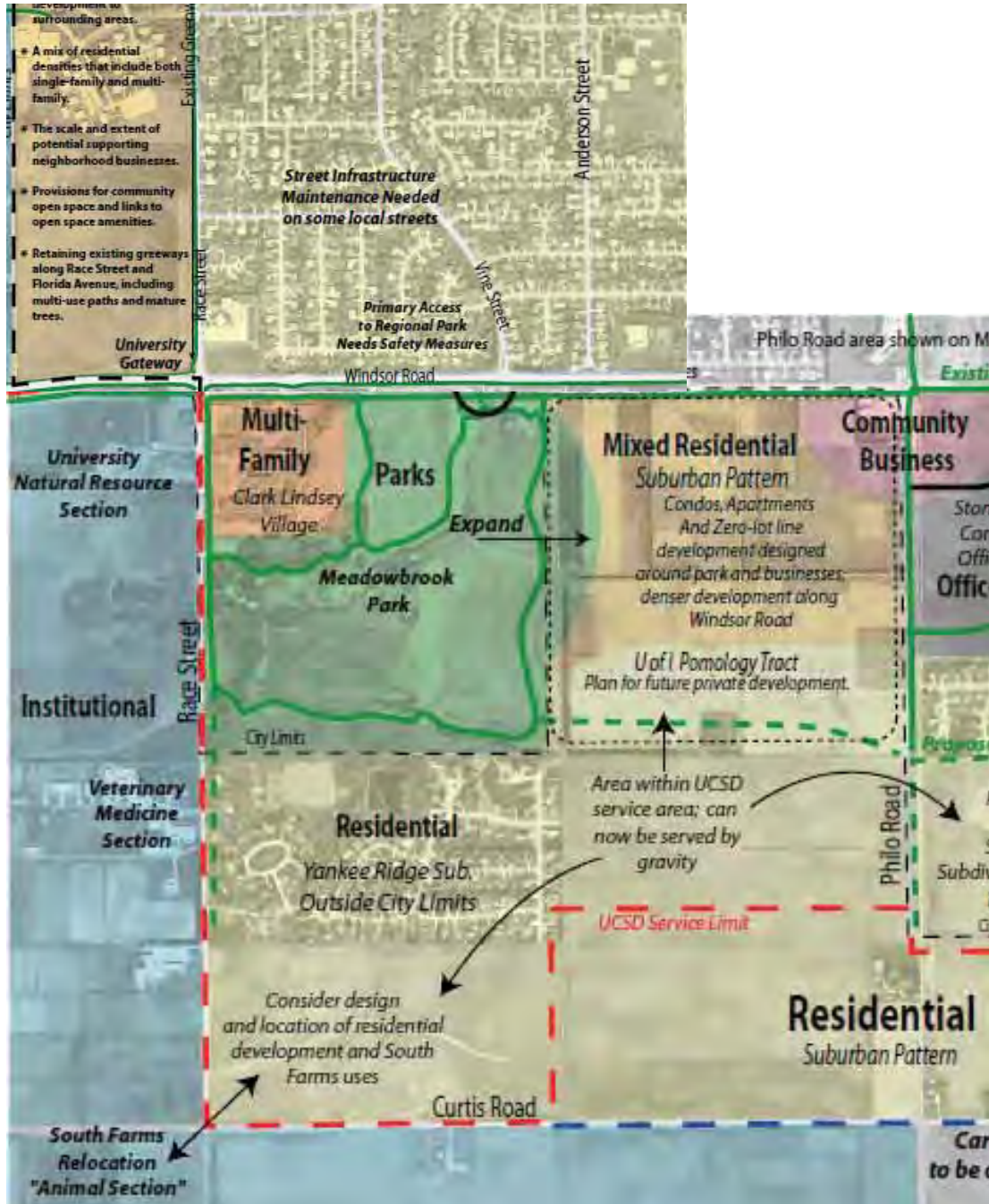
-  CRE
-  R2
-  R3
-  R5

EXHIBIT C: Future Land Use Map

F



Source: 2005 Urbana Comprehensive Plan Future Land Use Map #12 & 14



Case: 2202-PUD-13 & 2203-PUD-13
 Subject: Preliminary & Final Approval for a Residential Mixed Use PUD
 Location: 101 West & 201 East Windsor Rd
 Petitioner: Clark-Lindsey Village

 Subject Properties



**Application for a
Planned Unit Development
Preliminary Development Plan**

**Plan
Commission**

APPLICATION FEE - \$300.00

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

PLEASE 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): **CLARK-LINDSEY VILLAGE, INC.** Phone:

DEBRA REARDANZ 217 344 2144 ; CARL WEBBER 217 367 1126

Address (street/city/state/zip code): **101 W. WINDSOR ROAD**

Email Address: **DREARDANZ@CLARK-LINDSEY.COM**

CWEBBER@WEBBERTHIES.COM

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

2. OWNER INFORMATION

Name of Owner(s): **SAME** Phone: **SAME**

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

Email Address: **SAME**

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: **CLARK-LINDSEY VILLAGE**

Address/Location of Subject Site: **101 W. WINDSOR ROAD**

PIN # of Location: **93-21-29-200-008 AND 93-21-29-200-008**

Lot Size: **LOT 1 IS 12.43 ACRES / LOT 2 IS 14.46 ACRES**

Current Zoning Designation: **R-3**

Current Land Use (*vacant, residence, grocery, factory, etc*): **CONTINUING CARE RETIREMENT COMMUNITY ("CCRC")**

Proposed Land Use: **SAME**

Present Comprehensive Plan Designation: **MULTI-FAMILY RESIDENTIAL**

How does this request conform to the Comprehensive Plan? **CONFORMS**

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 2012 R 18172, SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

4. CONSULTANT INFORMATION

Name of Architect(s): PERKINS EASTMAN - RAMU RAMACHANDRAN AND JERRY WALLECK

Phone: 312 873 6262

Address (*street/city/state/zip code*): **351 W. HUBBARD, SUITE 708, CHICAGO IL 60654**

Email Address: **R.RAMACHANDRAN@PERKINSEASTMAN.COM; J.WALLECK@PERKINSEASTMAN.COM**

Name of Engineers(s): ERIKSSON ENGINEERING - STEVE CORCORAN AND MIKE RENNER

Phone: 847 223 4804

Address (*street/city/state/zip code*): **145 COMMERCE DRIVE SUITE A, GRAYSLAKE, IL 60030**

Email Address: **SCORCORAN@EEA-LTD.COM; MRENNER@EEA-LTD.COM**

Name of Surveyor(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY AND TOM BERNS Phone: 217 384 1144

Address (*street/city/state/zip code*): **405 EAST MAIN STREET, POST OFFICE BOX 755, URBANA, ILLINOIS 61803**

Email Address: **TBERNS@BERNSCLANCY.COM; ECLANCY@BERNSCLANCY.COM**

Name of Professional Site Planner(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY

Phone: 217 384 1144

Address (street/city/state/zip code): **405 EAST MAIN STREET, POST OFFICE BOX 755,
URBANA, ILLINOIS-61803**

Email Address: **ECLANCY@BERNSCLANCY.COM**

Name of Attorney(s): **CARL M. WEBBER, WEBBER & THIES** Phone: **217 367 1126**

Address (street/city/state/zip code): **202 LINCOLN SQUARE, URBANA, IL**

Email Address: **CWEBBER@WEBBERTHIES.COM**

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)

THE PLANNED UNIT DEVELOPMENT WAS APPROVED ON
UNDER THE FORMER PLANNED UNIT DEVELOPMENT ORDINANCE AND
WOULD MOST LIKELY BE DESCRIBED UNDER THE NEW ORDINANCE AS A
"MIXED USE RESIDENTIAL PLANNED UNIT DEVELOPMENT."
AS A CCRC, IT PROVIDES ADDITIONAL LIVING ALTERNATIVES FOR
CITIZENS OF URBANA AND EAST CENTRAL ILLINOIS. IT IS A CAMPUS OF (I)

LIVING UNITS OFTEN DESCRIBED AS "INDEPENDENT LIVING" UNITS, (II) LICENSED SHELTERED CARE UNITS AND (III) LICENSED SKILLED CARE NURSING FACILITY. THE PUD INCLUDES RECREATION AREAS, CRAFT AREAS, AN EXERCIZE FACILITY, A SMALL GROCERY STORE, A DINING ROOM, A BEAUTY SHOP AND MANY OTHER USES THAT ARE ACCESSORY TO THE PRIMARY USE AS A CCRC.

THE CURRENT FULLY APPROVED PUD INCLUDES PLANNED BUILDINGS THAT ARE ALMOST EXACTLY LIKE THE BUILDINGS REQUESTED HERE.

PLEASE NOTE: THE NURSING PORTION OF THE FACILITY WAS RECENTLY RATED AS THE BEST NURSING FACILITY IN THE STATE OF ILLINOIS BY A NATIONAL NEWSMAGAZINE.

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) CLARK-LINDSEY CONTINUES TO BE A FACILITY THAT IS CONSISTENT WITH THE PUD CONCEPT, FOR EXAMPLE:

A. CLARK-LINDSEY IS AN EXTREMELY HIGH QUALITY CCRC, ALLOWING SEVERAL TYPES OF RESIDENTIAL LIVING WITHIN THE SAME STRUCTURE. THE CURRENT REQUEST IS TO CONSTRUCT 16 "STAND ALONE" UNITS IN THE FORM OF 4 QUADRAPLEX BUILDINGS. THIS ADDITION TO THE CCRC WILL EXPAND THE LONG-TERM VIABILITY OF CLARK-LINDSEY AND WILL CONFORM TO THE LONG RANGE PLANNING BEING DONE BY MANY SUCH FACILITIES THROUGHOUT THE COUNTRY.

B. CLARK-LINDSEY IS ALREADY ACCEPTED AS A WELCOME PART OF THE NEIGHBORHOOD. THE ADDITIONAL UNITS WILL BE A PART OF A LOW DENSITY ADDITION WITH LARGE AREAS OF OPEN SPACE AND LANDSCAPING. THIS ADDITION IS EXPECTED TO ATTRACT SOMEWHAT YOUNGER RESIDENTS, THEREBY BROADENING THE DEMOGRAPHICS OF THE CCRC RESIDENTS.

C. WHILE ALL OF THE USES CAN BE DESCRIBED AS "ACCESSORY USES" TO THE CCRC, THE USE OF A PUD HAS BEEN CONVENIENT SINCE THE CCRC IS, BY DEFINITION, A COMBINATION OF USES.

D. THE AMENITY PROMOTED TO THE PUBLIC BY THE CCRC IS, AS MENTIONED, THE ADVANTAGE OF HAVING VARIOUS USES IN THE SAME SENIOR HOUSING STRUCTURE. THE ADDED 16 UNITS WILL FURTHER BROADEN THE OFFERING OF THE CCRC TO AREA RESIDENTS.

E. THE CONTINUING SUCCESS OF A CCRC AT THIS LOCATION CONFORMS TO THE GOALS OF THE COMPREHENSIVE PLAN. THE 16 UNITS PROVIDE THE FIRST USE OF THE 14.46 ACRE LOT 2. THIS ADDITION WILL ALSO

ASSIST IN PRESERVING FARMLAND, AS THERE IS ADEQUATE PROPERTY ON SITE TO ALLOW THIS DEVELOPMENT.

F. CLARK-LINSEY IS REQUESTING VEHICULAR ACCESS AS SHOWN ON THE DRAWINGS AND AS REFERENCED IN THE TRAFFIC STUDY, BOTH OF WHICH ARE ATTACHED HERETO. THIS REQUEST IS BASED UPON THE UNDERSTANDING THAT FUTURE DEVELOPMENT IN THE REMAINING OPEN SPACE IN LOT 2 WOULD BE LIMITED TO NO MORE THAN 64 ADDITIONAL UNITS. BASED UPON THIS ASSUMPTION, THE REQUEST FOR AN ADDITIONAL ACCESS POINT ON WINDSOR IS SUPPORTED BY THE FOLLOWING:

A. CLV IS WILLING TO COMMIT TO A MAXIMUM NUMBER OF 80 SENIOR HOUSING UNITS TO BE DEVELOPED ON THE QUARTER-CIRCLE DRIVE FROM WINDSOR TO RACE. THIS SHOULD INSURE THAT THE NEW CURB-CUTS WILL NOT BE BUSY.

B. CLV IS WILLING TO COMMIT TO CONSTRUCTING THE PAVEMENT ON THE CIRCLE DRIVE TO THE STANDARDS OF A CITY STREET. CLV HAS NOT YET DECIDED WHETHER THE DRIVE SHOULD BE DEDICATED.

C. THE ENGINEERING STUDY HAS PROVIDED DATA THAT ALLOWS ERIKSSON ENGINEERING TO EASILY SUGGEST THAT THE MINIMAL TRAFFIC FROM 80 SENIOR UNITS WOULD NOT REQUIRE ANY ADDITIONAL WIDTH TO EITHER STREET, WOULD NOT IMPLY THE NEED FOR ONLY A RIGHT TURN ONTO WINDSOR AND WOULD NOT ADVERSELY AFFECT THE SAFETY OF THE AREA.

D. FULL ACCESS TO WINDSOR HAS BEEN APPROVED BY WAY OF THE EARLIER FULL APPROVAL OF THE INITIAL PUD – CLV NOW HAS TWO FULL-ACCESS POINTS.

E. THE DISTANCE FROM THE INTERSECTION OF THE PROPOSED CURB-CUT IS REASONABLE, GIVEN THE LOCATION OF THE PARK, AND THE INTEREST IN NOT HAVING A DRIVE WHICH GOES THROUGH, OR DIRECTLY ADJACENT TO, THE PARK.

F. THE TRAFFIC STUDY SHOWED THAT ONLY 20% OF THE TRAFFIC FROM CLV IS TO/FROM THE EAST, LEAVING 80% GOING WEST TO GET NORTH, SOUTH OR WEST. A LIMITATION ALLOWING ONLY RIGHT TURNS WOULD MAKE THE NEW CURB-CUT INEFFECTIVE.

G. THE MINIMAL ADDITION OF TRAFFIC ON RACE STREET (FROM THE EXTENSION OF THE DRIVE WITH PHASE II) WILL ACTUALLY IMPROVE THE SAFETY OF THE AREA.

H. THE ADDITION OF THE CURB-CUT ON RACE MAY REDUCE CURRENT DIRECT USE OF WINDSOR, AS WELL, AND THEREBY ALLOW RESIDENTS THE ADVANTAGE OF A RIGHT TURN TO A (FUTURE) LIGHT AT THE CORNER.

I. CLV ALREADY HAS A SECOND UNRESTRICTED ACCESS POINT AT ITS EASTERN BORDER.

J. WITHOUT TWO FULL ACCESS POINTS TO WINDSOR, THE INTERIOR ROADWAYS WILL BE VERY COMPLICATED – NOT CONDUCTIVE TO SENIOR DRIVERS – AND EXPENSIVE.

K. A SECOND ACCESS WILL REDUCE “STACKING” AND LOWER THE CHANCES OF SOMEONE NOT BEING WILLING TO WAIT FOR THE PROPER OPPORTUNITY TO TURN ONTO WINDSOR.

L. THE PLAN, AS A WHOLE, REFLECTS THE INTENTION AND GOALS OF CUUATS, EVEN THOUGH THE ACTUAL MEASUREMENT TO THE CURRENT ACCESS IS LESS THAN ¼ MILE.

G. CLARK-LINSDEY SUGGESTS THAT THE DESIGNS SHOWN ON THE ELEVATION DRAWINGS WILL FIT NICELY WITH BOTH THE CURRENT BUILDING AND THE SURROUNDING NEIGHBORHOOD.

H. THE AMOUNT OF GREEN SPACE AND LANDSCAPING THAT IS INCLUDED IN THIS 16 UNIT DEVELOPMENT IS EXTENSIVE.

I. THE PLAN WILL COORDINATE WELL WITH BOTH THE CURRENT PUD AND WITH THE ADJOINING PROPERTIES.

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. **NO WAIVERS ARE EXPECTED OR REQUESTED AT THIS TIME.**

B.

C.

D.

Does the proposed development plan involve a zoning map amendment? Yes No

If yes, please describe:

LOTS 1 AND 2 ARE ALREADY WITHIN THE PUD.

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.

PROPER LAYOUT IN ACCORDANCE WITH DESIGN FEATURES RECOMMENDED; GOOD TRANSITION FROM MAIN BUILDING TO PARK; RESIDENTIAL APPEARANCE; LIGHTING DESIGNED FOR SAFETY AND APPEARANCE; WALKS DESIGNED TO ASSIST SENIOR RESIDENTS AND ELECTRIC CARTS; ANTICIPATE PRIVATE DRIVE WHERE PAVEMENT IS BUILT TO CITY STANDARDS FOR STREET; TRANSIT SHELTER IS ADJACENT TO FACILITY; NETWORK OF SIDEWALKS ALREADY EXISTS AND WILL BE INCREASED; REASONABLE SPACING OF ACCESSES TO STREETS; INTERNAL STREET SYSTEM WELL DESIGNED AND WILL EVENTUALLY REDUCE NUMBER OF CARS ACCESSING WINDSOR; STORM WATER RUNOFF TILES INSTALLED; EXTENSIVE LANDSCAPING; DOES NOT INTRUDE ON PARK (DRIVES ARE NOT PLANNED TO BE ON THE EDGE OF THE PARK); CONNECTIONS TO MEADOWBROOK PARK WALKWAYS; ADJOINS SCULPTURE GARDENS; SENIOR RECREATION IS AVAILABLE WITHIN CURRENT PUD; EXTERIOR OF 16 UNITS DESIGNED TO BE APPEALING; NO WALLS OR FENCES; PRINCIPAL ENTRANCES ARE DEFINED; GARAGES DESIGNED TO BE CONVENIENT TO SENIORS; ENERGY CONSERVATION HAS BEEN CONSIDERED AND USED IN THE DESIGN; GOOD AESTHETIC VIEWS; CONVENIENT ZERO STEP DOORWAYS AND WIDE DOORS; MODEST SIGNAGE, IF ANY;

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.

Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services



**Application for a
Planned Unit Development
Final Development Plan**

**Plan
Commission**

APPLICATION FEE - \$200.00

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is 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 _____

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **CLARK-LINDSEY VILLAGE, INC.**

DEBRA REARDANZ 217 344 2144 ; CARL WEBBER 217 367 1126

Phone: _____

Address (street/city/state/zip code): **101 W. WINDSOR ROAD**

Email Address: **DREARDANZ@CLARK-LINDSEY.COM**

CWEBBER@WEBBERTHIES.COM

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

2. OWNER INFORMATION

Name of Owner(s): **SAME**

Phone: **SAME**

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

Email Address: **SAME**

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: **CLARK-LINDSEY VILLAGE**

Address/Location of Subject Site: **101 W. WINDSOR ROAD**

PIN # of Location: **93-21-29-200-008 AND 93-21-29-200-008**

Lot Size: **LOT 1 IS 12.43 ACRES / LOT 2 IS 14.46 ACRES**

Current Zoning Designation: **R-3**

Current Land Use (*vacant, residence, grocery, factory, etc*): **CONTINUING CARE RETIREMENT COMMUNITY ("CCRC")**

Proposed Land Use: **SAME**

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 2012 R 18172, SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

4. CONSULTANT INFORMATION

Name of Architect(s): PERKINS EASTMAN - RAMU RAMACHANDRAN AND JERRY WALLECK

Phone: 312 873 6262

Address (*street/city/state/zip code*): **351 W. HUBBARD, SUITE 708, CHICAGO IL 60654**

Email Address: **R.RAMACHANDRAN@PERKINSEASTMAN.COM ; J.WALLECK@ PERKINSEASTMAN.COM**

Name of Engineers(s): ERIKSSON ENGINEERING - STEVE CORCORAN AND MIKE RENNER

Phone: 847 223 4804

Address (*street/city/state/zip code*): **145 COMMERCE DRIVE SUITE A, GRAYS LAKE, IL 60030**

Email Address: **SCORCORAN@EEA-LTD.COM ; MERENNER@EEA-LTD.COM**

Name of Surveyor(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY AND TOM BERNS Phone: 217 384 1144

Address (*street/city/state/zip code*): **405 EAST MAIN STREET, POST OFFICE BOX 755, URBANA, ILLINOIS 61803**

Email Address: **TBERNS@BERNSCLANCY.COM ; ECLANCY@BERNSCLANCY.COM**

Name of Professional Site Planner(s): BERNS CLANCY AND ASSOCIATES - ED CLANCY Phone: 217 384 1144

Address (*street/city/state/zip code*): **405 EAST MAIN STREET, POST OFFICE BOX 755, URBANA, ILLINOIS 61803**

Email Address: **ECLANCY@BERNSCLANCY.COM**

Name of Attorney(s): CARL M. WEBBER, WEBBER & THIES Phone: 217 367 1126

Address (*street/city/state/zip code*): **202 LINCON SQUARE, URBANA, IL**

Email Address: **CWEBBER@WEBBERTHIES.COM**

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)*

YES

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. **NONE KNOWN**

B.

C.

D.

6. CRITERIA FOR APPROVAL

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

AS A CCRC, IT PROVIDES ADDITIONAL LIVING ALTERNATIVES FOR CITIZENS OF URBANA AND EAST CENTRAL ILLINOIS. IT IS A CAMPUS OF (I) LIVING UNITS OFTEN DESCRIBED AS "INDEPENDENT LIVING" UNITS, (II) LICENSED SHELTER CARE UNITS AND (III) SKILLED NURSING FACILITY. THE PUD INCLUDES RECREATION AREAS, CRAFT AREAS, AN EXERCISE FACILITY, A SMALL GROCERY STORE, A BEAUTY SHOP AND MANY OTHER USES THAT ARE ACCESSORY TO THE PRIMARY USE AS A CCRC. THE CURRENT FULLY APPROVED PUD INCLUDES PLANNED BUILDINGS THAT ARE ALMOST EXACTLY LIKE THE BUILDINGS REQUESTED HERE. PLEASE NOTE: THE NURSING PORTION OF THE FACILITY WAS RECENTLY RATED AS THE BEST NURSING FACILITY IN THE STATE OF ILLINOIS BY A NATIONAL NEWSMAGAZINE.

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 DEVELOPMENT IS ALREADY LOCATED ON THE OVERALL SITE. THIS IS MERELY A REQUEST FOR AN ADDITIONAL 16 UNITS WHICH CONFORM ALMOST EXACTLY TO THE PLAN WHICH WAS DRAFTED AND ACCEPTED BY THE CITY.

CLARK-LINDSEY IS OPERATED AS A NOT FOR PROFIT CORPORATION. ALL MEMBERS OF THE BOARD OF DIRECTORS HAVE CLOSE TIES TO THE URBANA AND CHAMPAIGN AREAS AND VOLUNTEER SIGNIFICANT AMOUNTS OF THEIR TIME AS MEMBERS OF THE BOARD. ALL MEMBERS OF THE EXECUTIVE MANAGEMENT ARE EXTREMELY QUALIFIED, DEDICATED AND EFFECTIVE.

THE RESIDENTIAL OPPORTUNITIES AND THE CARE PROVIDED BY THIS CCRC ARE AN ENORMOUS BENEFIT TO THE CITY AND THE AREA. AN EXPANSION OF THIS USE WILL BE BENEFICIAL TO THE NEW RESIDENTS, THE CURRENT RESIDENTS, THE COMMUNITY AND THE CITY.

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 policies.

CLARK-LINDSEY IS AN EXTREMELY HIGH QUALITY CCRC, ALLOWING SEVERAL TYPES OF RESIDENTIAL LIVING WITHIN THE SAME STRUCTURE. THE CURRENT REQUEST IS TO CONSTRUCT 16 "STAND ALONE" UNITS IN THE FORM OF 4 QUADRAPLEX BUILDINGS. THIS ADDITION TO THE CCRC WILL EXPAND THE LONG-TERM VIABILITY OF CLARK-LINDSEY AND WILL CONFORM TO THE LONG RANGE PLANNING BEING DONE BY MANY SUCH FACILITIES THROUGHOUT THE COUNTRY.

CLARK-LINDSEY IS ALREADY ACCEPTED AS A WELCOME PART OF THE NEIGHBORHOOD. THE ADDITIONAL UNITS WILL BE A PART OF A LOW DENSITY ADDITION WITH LARGE AREAS OF OPEN SPACE AND LANDSCAPING. THIS ADDITION IS EXPECTED TO ATTRACT SOMEWHAT YOUNGER RESIDENTS, THEREBY BROADENING THE DEMOGRAPHICS OF THE CCRC RESIDENTS.

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 PUD IS VERY SIMILAR TO THE ALREADY APPROVED DESIGN. IT INCORPORATES BENEFITS TO THE IMMEDIATE AREA, THE CCRC AND THE CITY AS A WHOLE. TWO PRIMARY GOALS OF THE PUD SECTION 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 USES, THE PUD 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. *(See Attached) (Attach additional sheets if necessary)*

A. BUILDING LAYOUT - DESIGN FEATURES REFLECT THE INTENT OF THE PUD ORDINANCE AND ARE INCORPORATED IN THE PERKINS-EASTMAN PLANS

B. TRANSITION AREA - THE DESIGN IS A GOOD TRANSITION FROM THE LARGE CCRC STRUCTURE THAT HOUSES THE ENTIRE CCRC AT THIS TIME, TO THE PARK AREAS TO THE EAST. CLARK-LINDSEY'S MASTER PLAN INCORPORATES AN INTENT OF NO MORE THAN 80 UNITS OVER THE 14 ACRES IN LOT 2. THIS CAN BE USED TO ADDRESS THE QUESTIONS OF TRANSITION AS WELL AS THE ISSUES OF ACCESS.

C. LIGHTING - LIGHTING WILL BE FOCUSED DOWNWARDS AND WILL BE A REASONABLE COMPROMISE BETWEEN THE DESIRE TO CONSERVE ELECTRICITY AND THE NEED TO HAVE SUFFICIENT LIGHTING FOR RESIDENT SENIORS.

D. CROSSWALKS - CROSSWALKS WILL BE EASILY DEFINED AND THE SAFETY OF ELECTRIC CARTS WILL BE CAREFULLY MONITORED. SOME OF THE UNITS WILL HAVE SEPARATE GARAGE DOORS FOR ELECTRIC CARTS.

E. CONNECTIVITY - CLARK-LINDSEY IS ADJACENT TO THE BICYCLE PATH CORRIDOR AND TO THE PATHS IN MEADOWBROOK PARK. THE DESIGN OF THE WALKWAYS MAKE IT CONVENIENT TO ACCESS THE PARK WALKWAYS.

F. VEHICULAR ACCESS - CLARK-LINDSEY IS REQUESTING VEHICULAR ACCESS AS SHOWN ON THE DRAWINGS AND AS REFERENCED IN THE TRAFFIC STUDY, BOTH OF WHICH ARE ATTACHED HERETO. THIS REQUEST IS BASED UPON THE UNDERSTANDING THAT FUTURE DEVELOPMENT IN

THE REMAINING OPEN SPACE IN LOT 2 WOULD BE LIMITED TO NO MORE THAN 64 ADDITIONAL UNITS AFTER THESE 16 UNITS ARE COMPLETE. BASED UPON THIS ASSUMPTION, THE REQUEST FOR AN ADDITIONAL ACCESS POINT ON WINDSOR IS SUPPORTED BY THE FOLLOWING:

A. CLV IS WILLING TO COMMIT TO A MAXIMUM NUMBER OF 80 SENIOR HOUSING UNITS TO BE DEVELOPED ON THE QUARTER-CIRCLE DRIVE FROM WINDSOR TO RACE. THIS SHOULD INSURE THAT THE NEW CURB-CUTS WILL NOT BE BUSY.

B. CLV IS WILLING TO COMMIT TO CONSTRUCTING THE PAVEMENT ON THE CIRCLE DRIVE TO THE STANDARDS OF A CITY STREET. CLV HAS NOT YET DECIDED WHETHER THE DRIVE SHOULD BE DEDICATED.

C. THE ENGINEERING STUDY HAS PROVIDED DATA THAT ALLOWS ERIKSSON ENGINEERING TO EASILY SUGGEST THAT THE MINIMAL TRAFFIC FROM 80 SENIOR UNITS WOULD NOT REQUIRE ANY ADDITIONAL WIDTH TO EITHER STREET, WOULD NOT IMPLY THE NEED FOR ONLY A RIGHT TURN ONTO WINDSOR AND WOULD NOT ADVERSELY AFFECT THE SAFETY OF THE AREA.

D. FULL ACCESS TO WINDSOR HAS BEEN APPROVED BY WAY OF THE EARLIER FULL APPROVAL OF THE INITIAL PUD – CLV NOW HAS TWO FULL-ACCESS POINTS.

E. THE DISTANCE FROM THE INTERSECTION OF THE PROPOSED CURB-CUT IS REASONABLE, GIVEN THE LOCATION OF THE PARK, AND THE INTEREST IN NOT HAVING A DRIVE WHICH GOES THROUGH, OR DIRECTLY ADJACENT TO, THE PARK.

F. THE TRAFFIC STUDY SHOWED THAT ONLY 20% OF THE TRAFFIC FROM CLV IS TO/FROM THE EAST, LEAVING 80% GOING WEST TO GET NORTH, SOUTH OR WEST. A LIMITATION ALLOWING ONLY RIGHT TURNS WOULD MAKE THE NEW CURB-CUT INEFFECTIVE.

G. THE MINIMAL ADDITION OF TRAFFIC ON RACE STREET (FROM THE EXTENSION OF THE DRIVE WITH PHASE II) WILL ACTUALLY IMPROVE THE SAFETY OF THE AREA.

H. THE ADDITION OF THE CURB-CUT ON RACE MAY REDUCE CURRENT DIRECT USE OF WINDSOR, AS WELL, AND THEREBY ALLOW RESIDENTS THE

ADVANTAGE OF A RIGHT TURN TO A (FUTURE) LIGHT AT THE CORNER.

I. CLV ALREADY HAS A SECOND UNRESTRICTED ACCESS POINT AT ITS EASTERN BORDER.

J. WITHOUT TWO FULL ACCESS POINTS TO WINDSOR, THE INTERIOR ROADWAYS WILL BE VERY COMPLICATED – NOT CONDUCTIVE TO SENIOR DRIVERS – AND EXPENSIVE.

K. A SECOND ACCESS WILL REDUCE “STACKING” AND LOWER THE CHANCES OF SOMEONE NOT BEING WILLING TO WAIT FOR THE PROPER OPPORTUNITY TO TURN ONTO WINDSOR.

L. THE PLAN, AS A WHOLE, REFLECTS THE INTENTION AND GOALS OF CUUATS, EVEN THOUGH THE ACTUAL MEASUREMENT TO THE CURRENT ACCESS IS LESS THAN ¼ MILE

G. PARKING - THE PLAN SHOWS ADEQUATE PARKING TO SUPPORT EACH UNIT, INCLUDING RESIDENTS (GARAGES) AND GUESTS (OFF STREET PARKING) THAT IS APPROPRIATELY LANDSCAPED. THERE IS A CONCERN THAT PARKING SHOULD BE NEAR THE FRONT OF THE UNITS FOR SENIOR ACCESS, RATHER THAN THE REAR, AS MENTIONED IN THE ORDINANCE. DRAINAGE FROM THE ROOFS AND PARKING AREAS IS BEING DIRECTED TO THE BASIN BY UNDERGROUND TILE.

H. LANDSCAPING. LANDSCAPING IS SHOWN ON A CONCEPT BASIS. IT WILL BE FINALIZED BY LANDSCAPE ENGINEERS TO BEST SERVE THE SITE. SIGNIFICANT TREES AND BUSHES WILL BE USED.

I. OPEN SPACE - CURRENTLY, OPEN SPACE PLANS INCLUDE RETAINING THE OPEN SPACES OF THE REMAINING PORTIONS OF LOT 2 AND INCORPORATING SUFFICIENT OPEN SPACE IN THE AREA OF THE NEW UNITS. THE SET BACK FROM THE PARK IS SHOWN AS MORE THAT WOULD BE REQUIRED BY THE APPLICABLE ORDINANCES. BASIN IS PLANNED TO "DETAIN" THE WATER, ALTHOUGH WITH LATER DEVELOPMENT, THERE MAY BE A CHANGE SO AS TO "RETAIN" THE WATER IN AN ATTRACTIVE POOL.

M. RECREATION - ACTIVE RECREATION IS AVAILABLE ALREADY IN THE PUD AND IN THE ADJOINING PARK.

N. 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, GARAGES, 2"X6" STUDS, ADDED INSULATION, ICE AND WATER SHIELDS IN THE ROOF, WATER PROTECTION IN THE WALLS, ETC.

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.

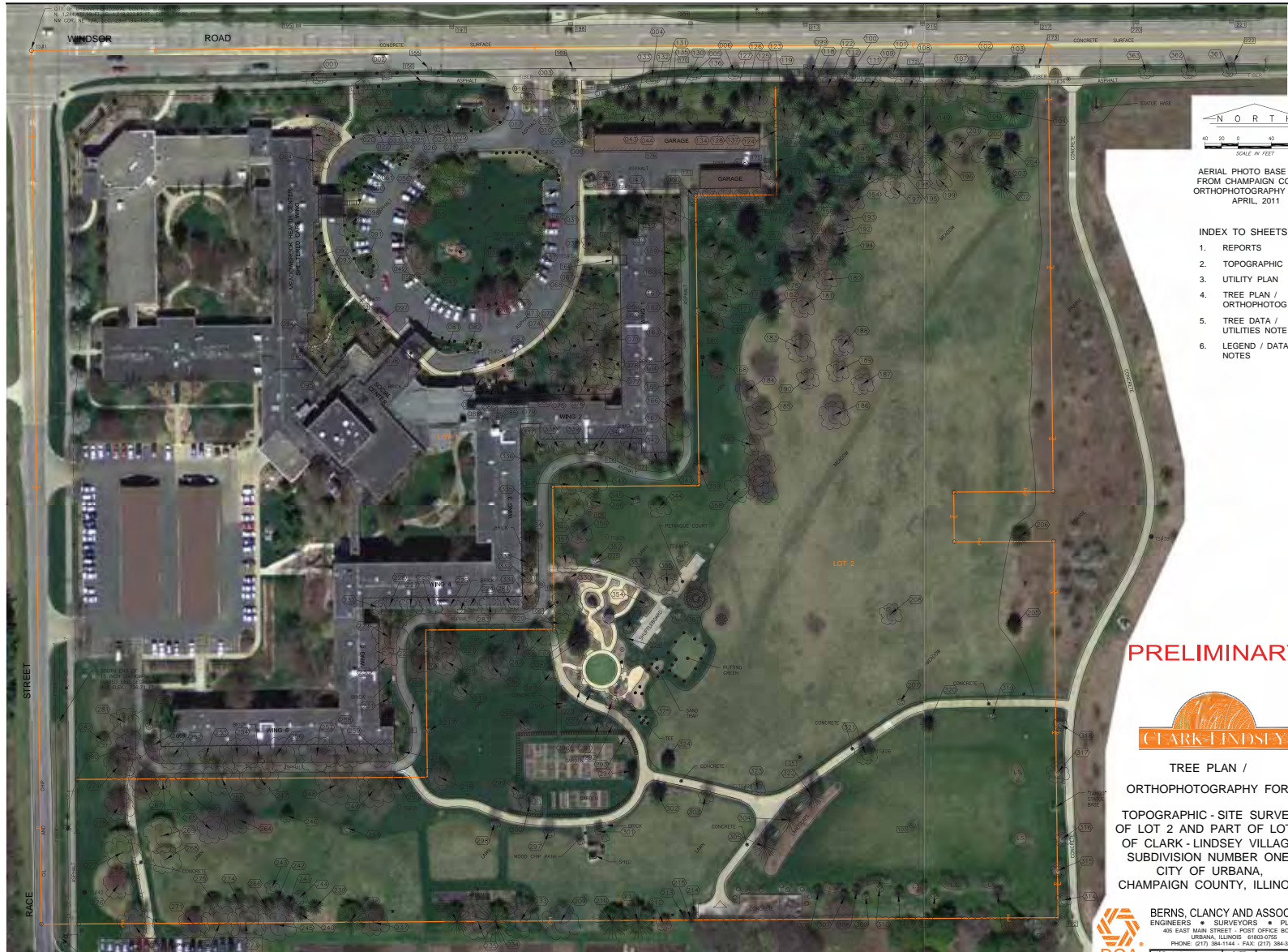
Applicant's Signature

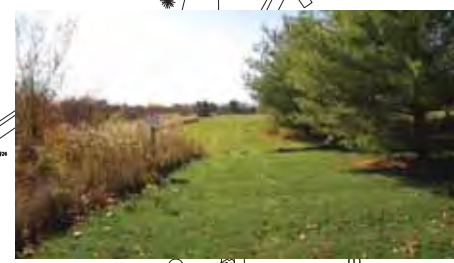
Date

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

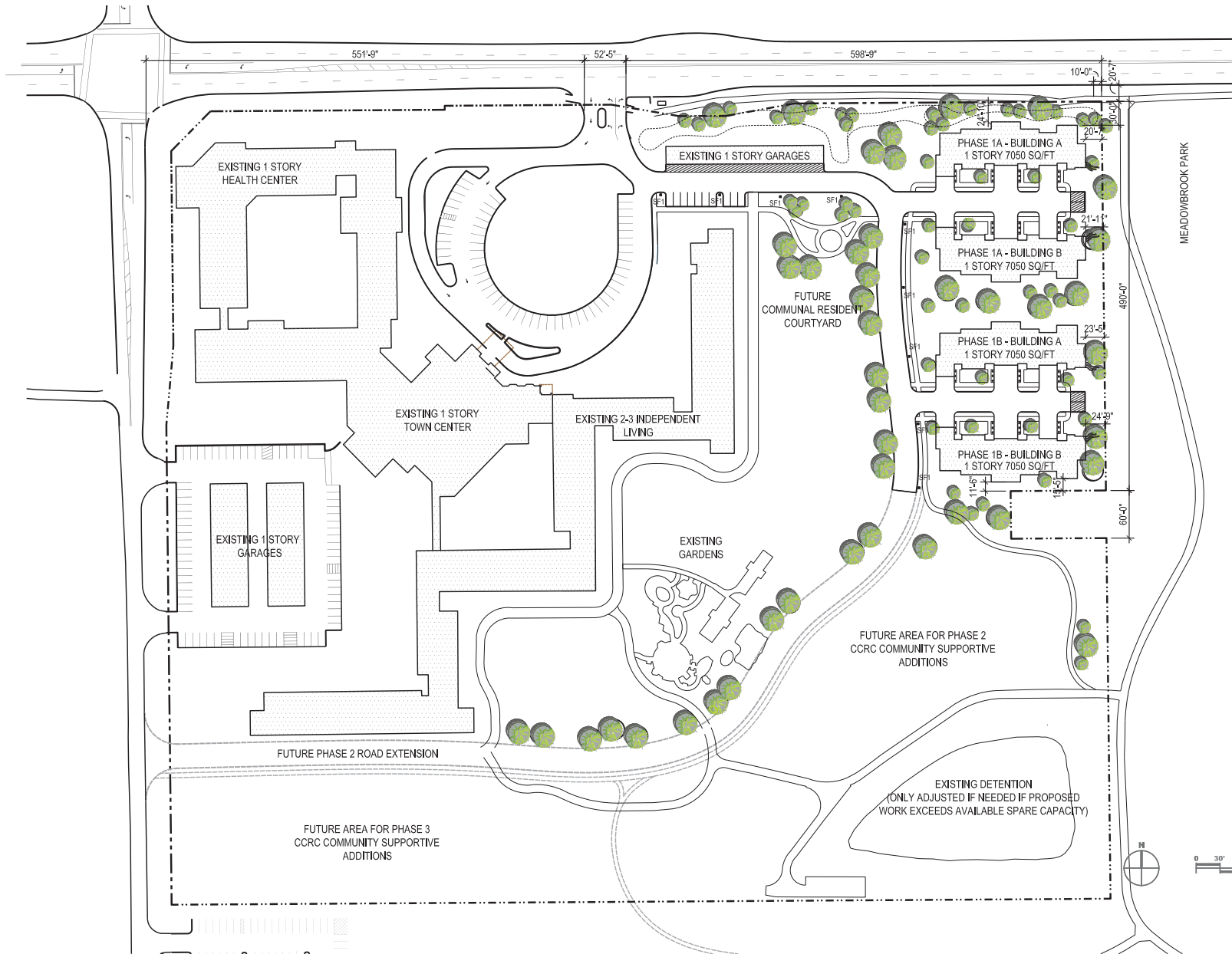
Aerial Photo/Survey



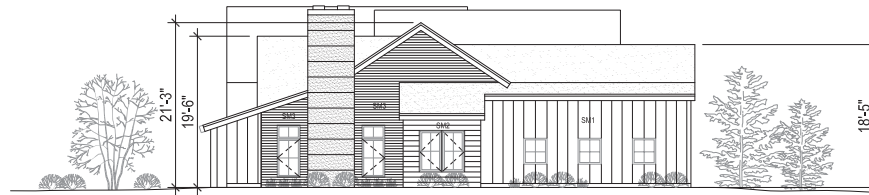


Existing Site Photos





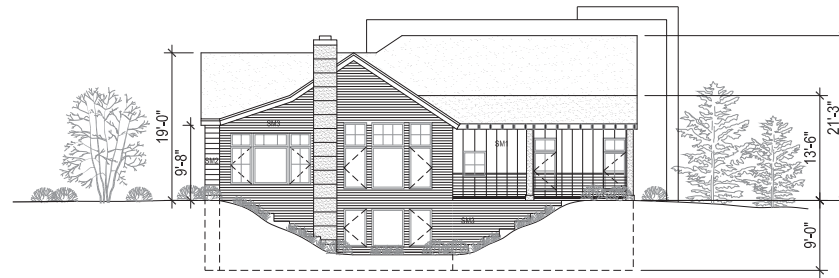
Elevations



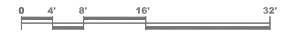
- SM1 Panel Board and Batten - painted
- SM2 Wood Siding - stained
- SM3 Shingle Siding - painted
- SM4 Masonry Fireplace Chimneys

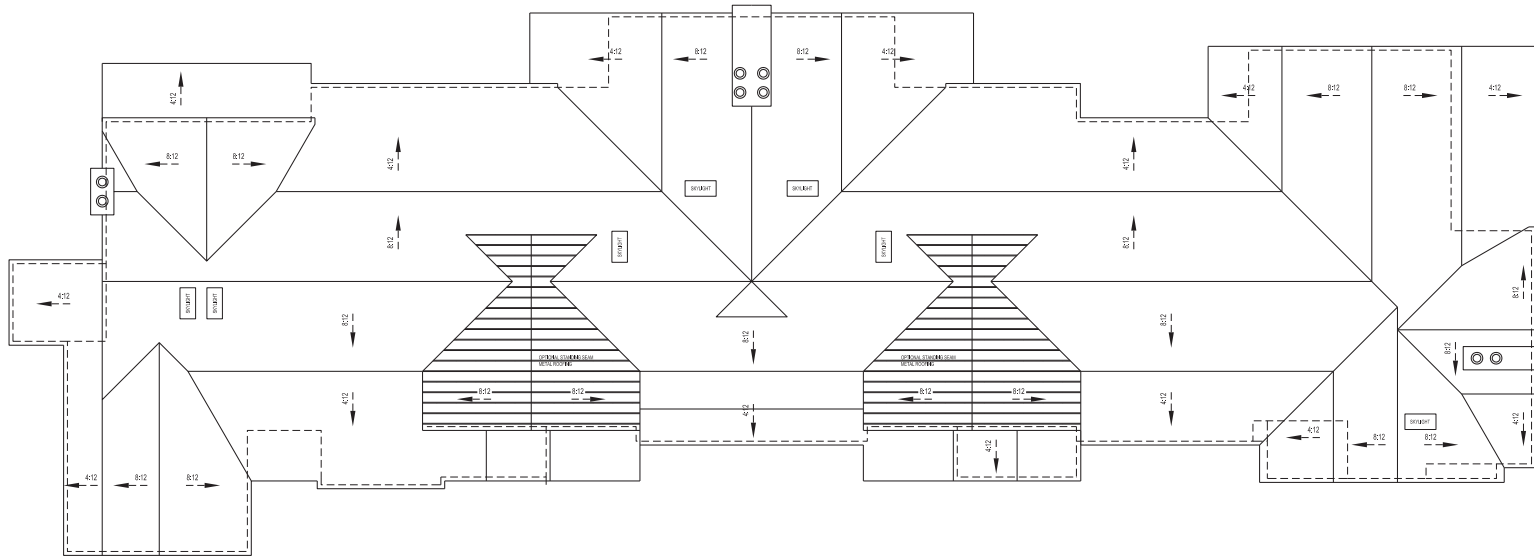


Perkins Eastman



- SM1 Panel Board and Batten - painted
- SM2 Wood Siding - stained
- SM3 Shingle Siding - painted
- SM4 Masonry Fireplace Chimneys





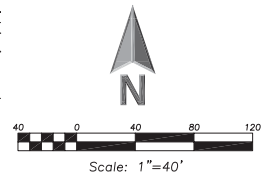
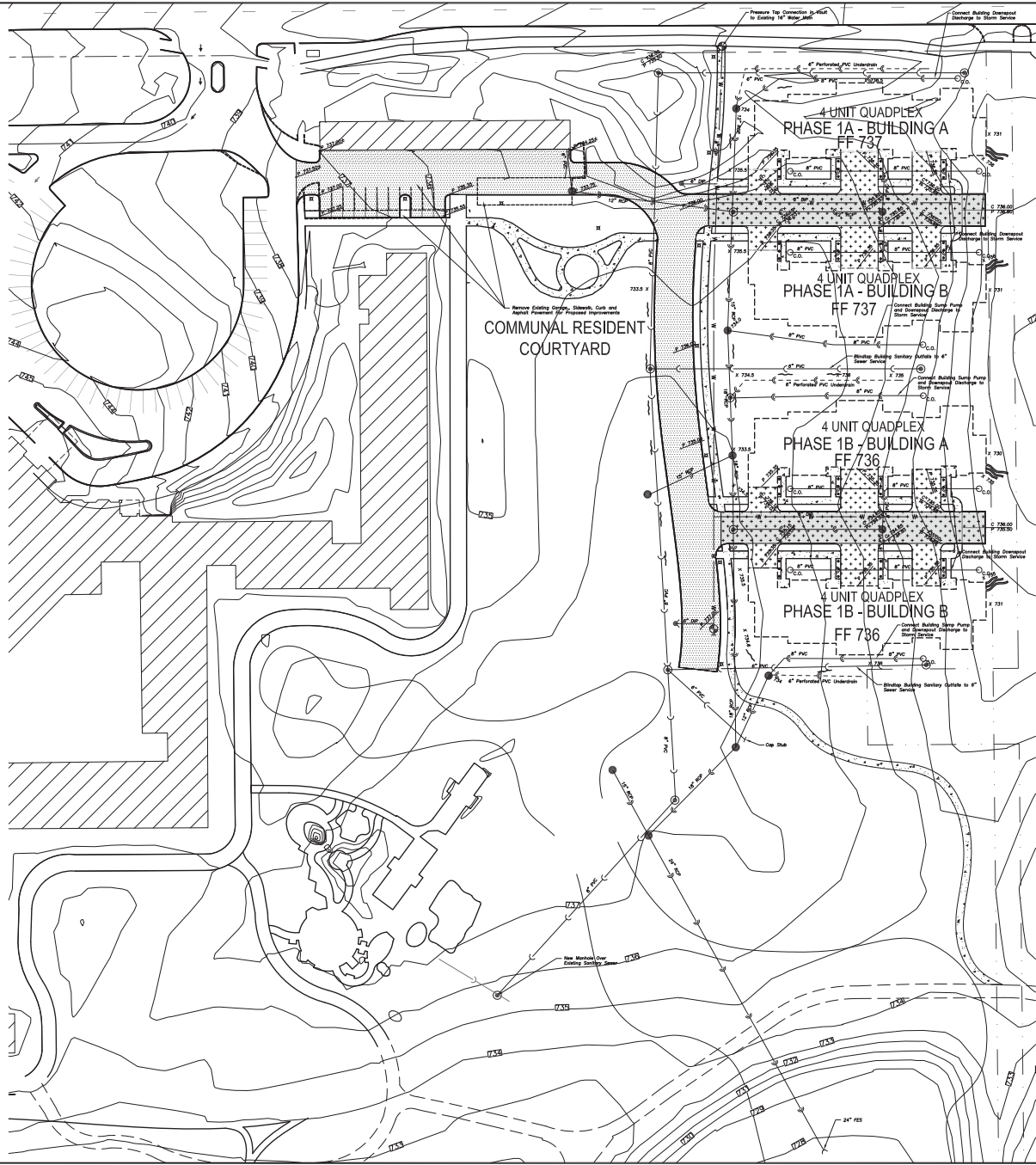




145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 222-4804
FAX: (847) 222-4854
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 18-0003200
EXPIRES: 04/30/2013

CLARK LINDSEY VILLAGE

101 West Windsor Road
Urbana, Illinois



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wire	Overhead Wire
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffer Box	Buffer Box
Downspout	Downspout
Gas Valve	Gas Valve
Control Manhole	Control Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Spot	Accessible Parking Spot
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
P. 782.50	P. 782.50
P. 783.25	P. 783.25
M. 782.10	M. 782.10
Sidewalk Elevation	Sidewalk Elevation
781.0	781.0
Ground Elevation	Ground Elevation
+ 178 785.50	+ 178 785.50
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
781	781
Spot	Spot
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Shrubline	Shrubline
Tree Protection	Tree Protection
Fencing at Drip Line	Fencing at Drip Line

PAVING & SURFACE LEGEND

Concrete Roadway Section	Concrete Roadway Section
7" Portland Cement Concrete	7" Portland Cement Concrete
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed
Concrete Driveway Section	Concrete Driveway Section
6" Portland Cement Concrete	6" Portland Cement Concrete
5.5" #14@18" Welded Wire Fabric	5.5" #14@18" Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed
Colored Concrete Driveway Section	Colored Concrete Driveway Section
Color As Determined by Architect	Color As Determined by Architect
6" Portland Cement Concrete	6" Portland Cement Concrete
5.5" #14@18" Welded Wire Fabric	5.5" #14@18" Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed
Concrete Sidewalk Section	Concrete Sidewalk Section
5" Portland Cement Concrete	5" Portland Cement Concrete
5.5" #14@18" Welded Wire Fabric	5.5" #14@18" Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed	6" Aggregate Base Course, Type B, Crushed

Reserved for Seal:

Expiration Date:

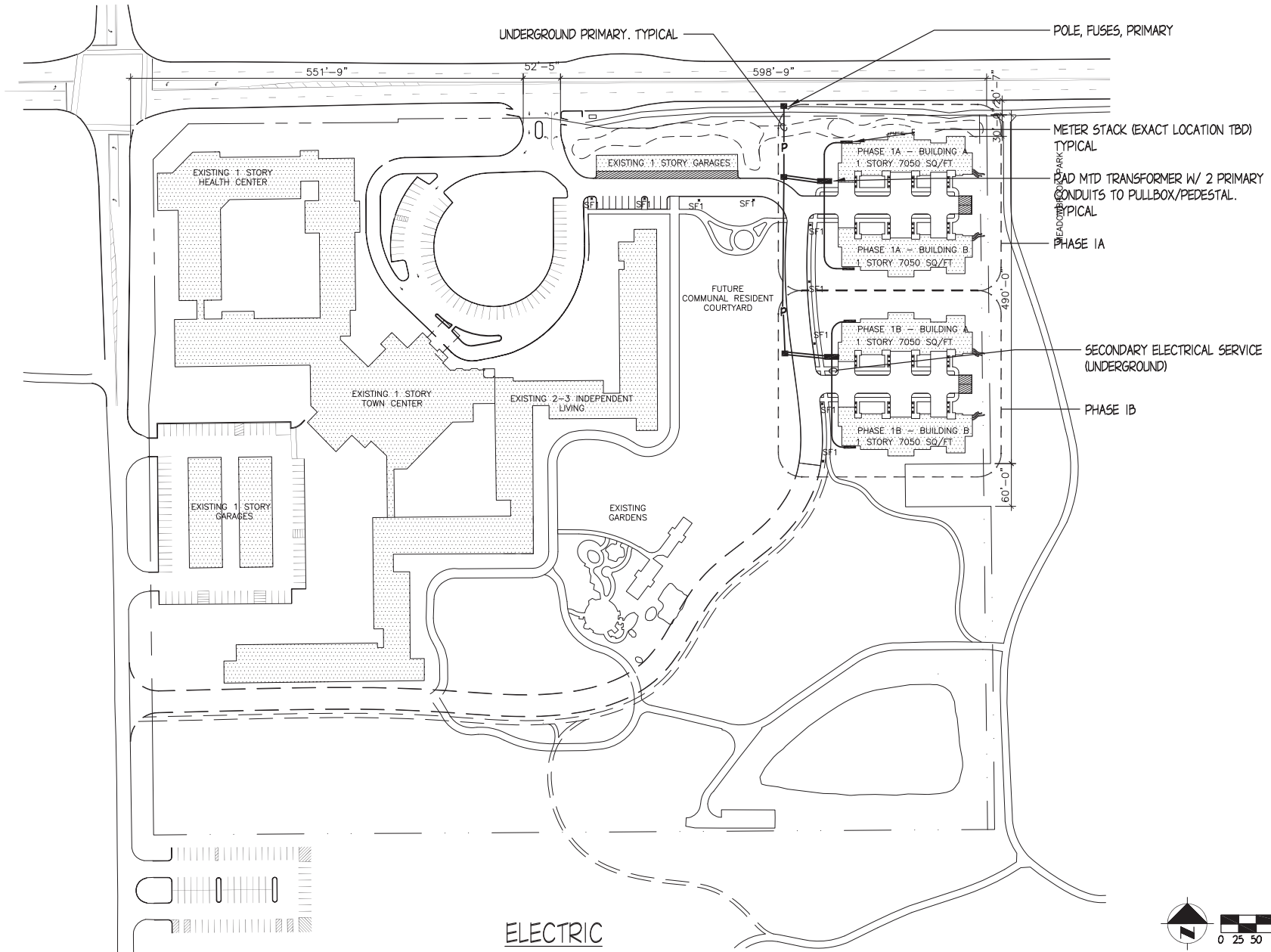
No.	Date	Description
	02/01/13	Preliminary Pricing Set

ERIKSSON ENGINEERING ASSOCIATES, LTD., 2013
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

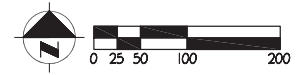
Design By: SL Date: 02/07/13
Approved By: MR/GD Project No.:

Sheet Title:
**PROPOSED
SITE PLAN**

Sheet No:
C-1

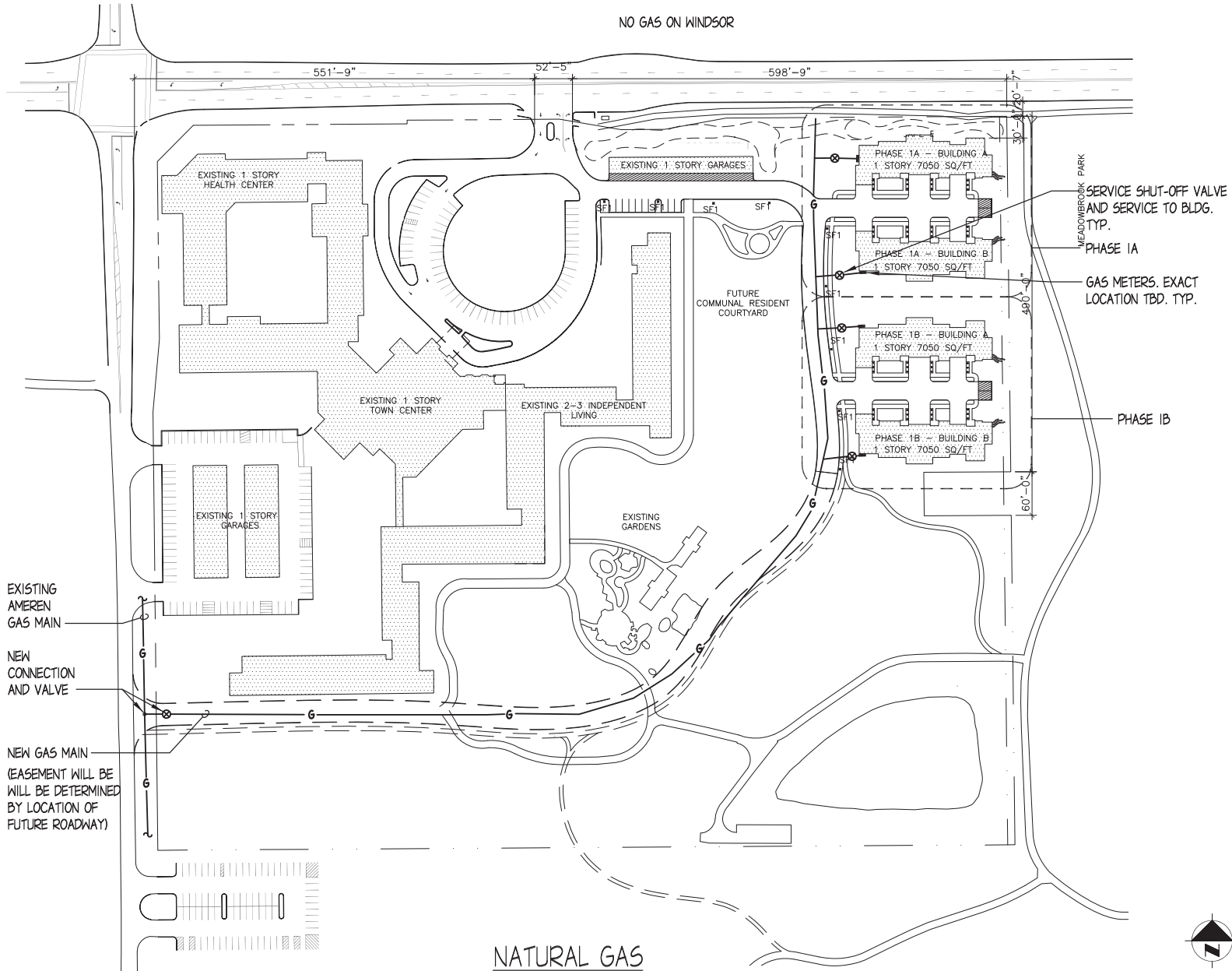


ELECTRIC

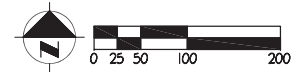


#6650
FEB. 7, 2013

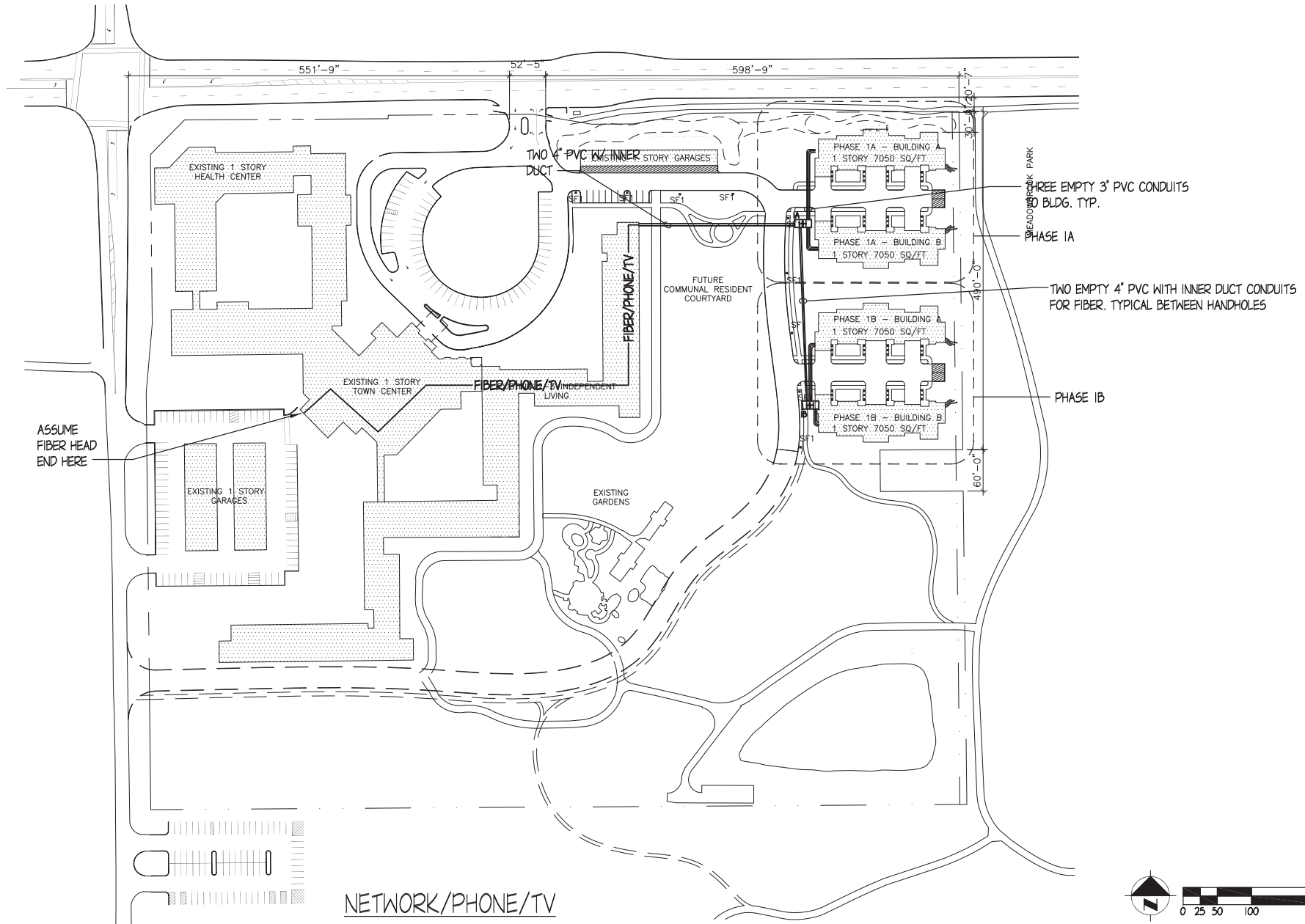
NO GAS ON WINDSOR



NATURAL GAS



#6650
FEB. 7, 2013



CLM 314

NOV 1 1982

PRELIMINARY

DATE: 11-1-82
 DRAWN BY: PJC
 CHECKED BY: PJC

CLARK LINDSEY VILLAGE

PHASE I

1. NURSING/RESPIRING PARTNERSHIP
 4 UNITS (EMERGENCY)
 8 UNITS (ONE BEDROOM)
2. SHELTERED CARE LIVING UNITS
 0 UNITS
3. SHELTER CARE LIVING UNITS
 2 UNITS (TWO BED)
 8 UNITS (ONE BED)
 28 UNITS (ONE BED)

TOTAL LIVING UNITS FOR PHASE I: 30

PHASE II

4. SENIOR HOUSING APARTMENTS
 A. ONE BEDROOM UNITS
 B. TWO BEDROOM UNITS

TOTAL LIVING UNITS FOR PHASE II: 30

TOTAL LIVING UNITS FOR CLARK LINDSEY VILLAGE: 60

REQUIREMENTS

LIVING UNITS PER ACRE: 60

PARKING

PHASE I (60 UNITS EST)

REQUIRED	36
MIN	32
TOTAL	32

THE RECOMMEND 7 CAR PER TWO UNITS

PHASE II

REQUIRED	60
MIN	50
TOTAL	50

TOTAL PARKING FOR CLARK LINDSEY VILLAGE: 82

NOTES

ALL UNITS ARE 28' WIDE

SECURITY

RECREATIVE AND SECURITY LIGHTING AT ALL PARKING, WALKS AND COMMON AREAS

STORM DRAINAGE SYSTEM

STAGE 1 S.D. 6000-1000

EST. COSTS

BUILDINGS	170,000
PARKING	100,000
DRIVEWAY	20,000
TOTAL	290,000

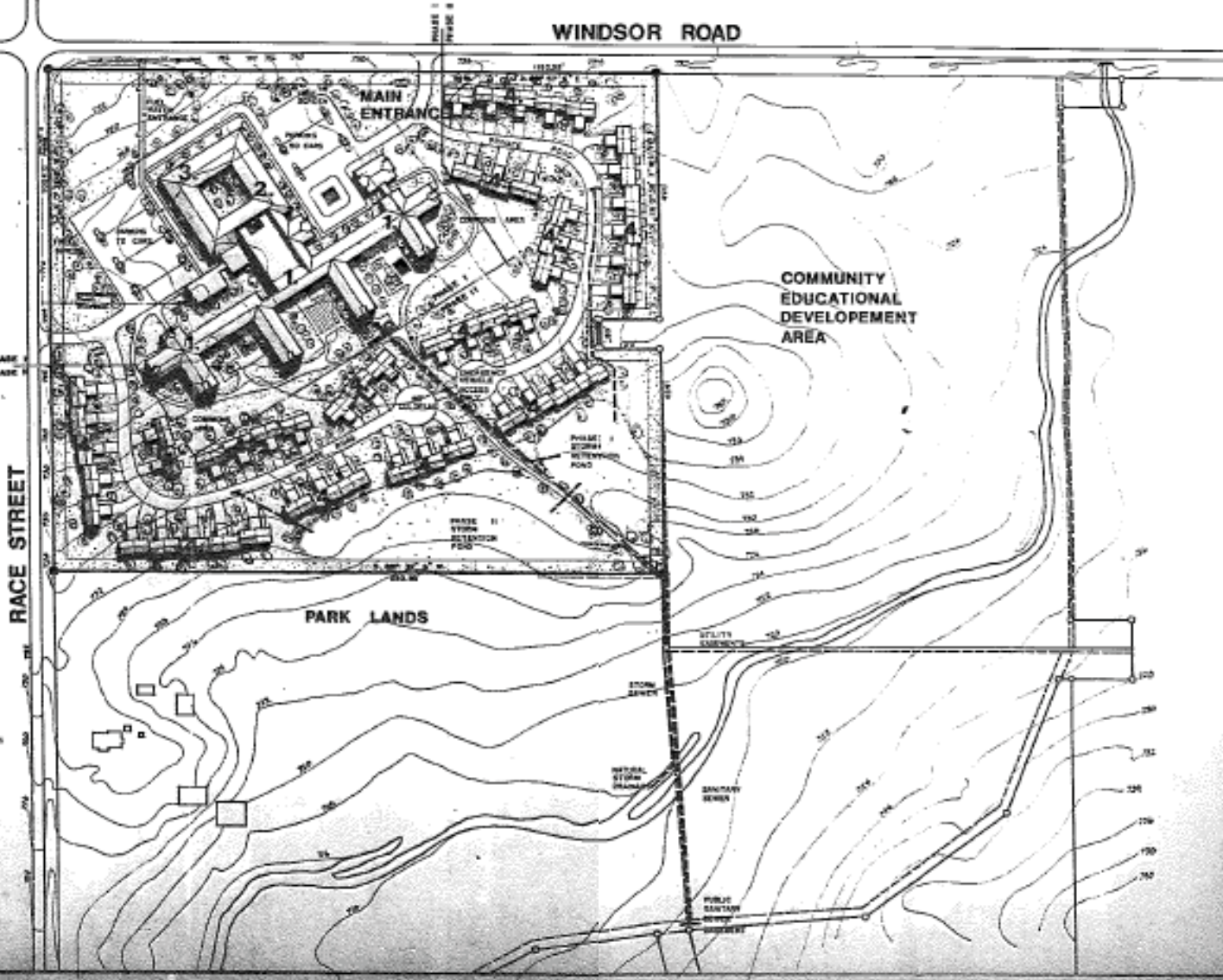
LCF: 1,100,000
 L&P: 211,000
 OPEN SPACE: 410,000

SITE PLAN



EXHIBIT F

SCALE: 1" = 50'



WOLD BOWERS DE SHANE COVERT ARCHITECTS PLANNERS INC.
 1015 SOUTH STATE ST. URBANA, ILLINOIS 62902-1001

CLARK LINDSEY VILLADOM INC.
 URBANA, ILLINOIS

CLARK LINDSEY VILLAGE
 URBANA, ILLINOIS



This site plan appears to be the approved site plan for the Phase I Final Development Plan which was approved in 1976. Phase I was built and opened in 1978.

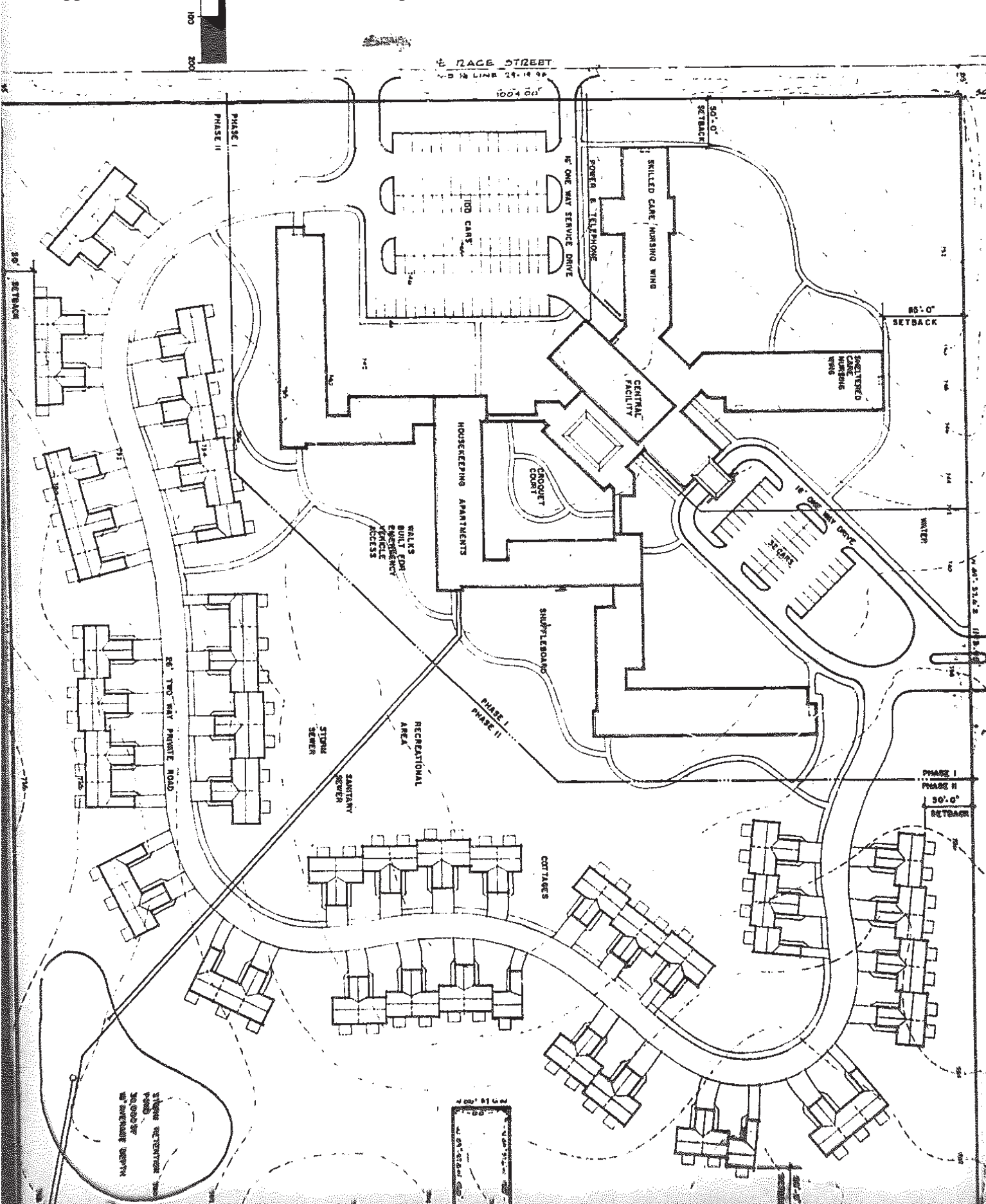


EXHIBIT H

Choose your lifestyle



THE VILLAGE

• At Clark-Lindsey •



Your

Welcome to Clark-Lindsey, East Central Illinois' premier retirement community for today's accomplished adults. Clark-Lindsey is a not-for-profit, continuing care retirement community located on the edge of the beautiful University of Illinois campus.

For more than 30 years, we have provided residents with exceptional service that has earned us an outstanding reputation throughout the state. Clark-Lindsey is the recipient of the Life Services Network Seal of Confidence designation. This award is backed by a survey that shows 99% of our residents experience overall satisfaction with Clark-Lindsey and give a 100% favorable rating in areas such as variety of activities for residents as well as the beautiful and well-maintained grounds and common areas.

CLARK-LINDSEY

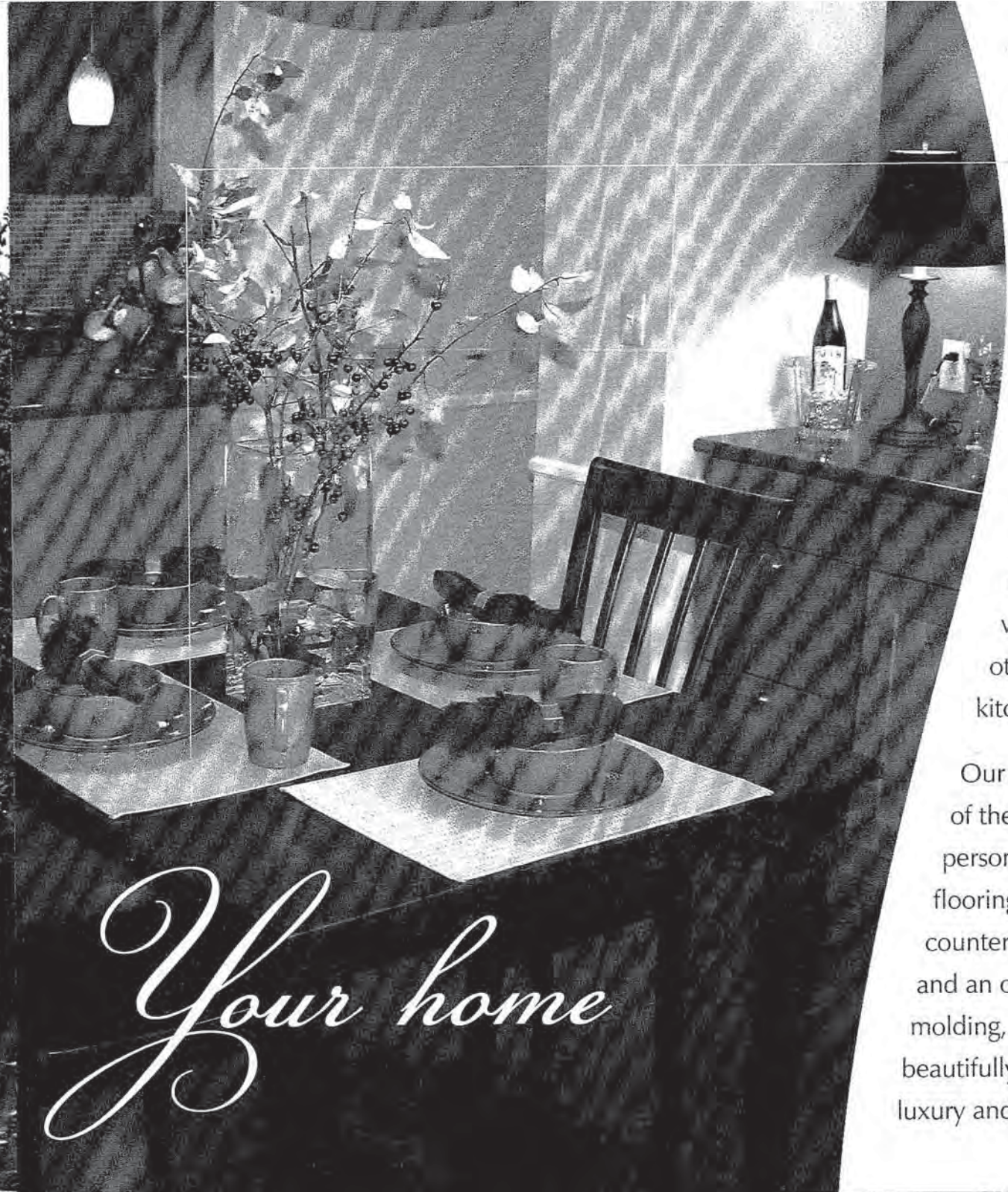
The Village is a community in which residents are free to pursue their interests instead of focusing on the myriad responsibilities of home ownership. Spanning 28 acres, Clark-Lindsey offers a natural setting for residents to enjoy with family and friends. The Village apartment homes provide a scenic retreat overlooking neighboring farmlands and the prairies of Urbana's Meadowbrook Park.

Our close proximity to the University of Illinois campus provides an abundance of activities and events. In fact, many of our residents are retired U of I faculty members – creating a community of people with interesting experiences and backgrounds.

As you plan for the future, we offer the only full continuum of care in Champaign County. If your health needs change, you have the peace of mind that quality care is available to you on the Clark-Lindsey campus with friends and loved ones only a short walk away. Meadowbrook Health Center is just one of the many reasons people choose Clark-Lindsey as their retirement residence.

We invite you to experience The Village, and the freedom to enjoy your retirement.





The Village at Clark-Lindsey is where you can enjoy comfortable, carefree living. Choose from our studio, one bedroom or two bedroom apartment homes, each offering a variety of layout options and interiors designed to provide warmth and comfort. Generous closet space, other storage areas and a fully-equipped kitchen offer you ample space and flexibility.

Our newest apartment home provides a sampling of the many upgrade features now available to personalize your home including beautiful wood flooring, custom mosaic tile, synthetic granite-style counter tops, modern stainless steel appliances, and an open floor plan. Special touches like crown molding, chair rails, window and door casings and beautifully crafted cabinetry throughout gives you the luxury and comfort you desire in a home.

Your home

THE VILLAGE APARTMENT HOMES AT CLARK-LINDSEY

The entryway to your home boasts warm, inviting earth tones while oak wood and Corian® accents add to the sophisticated feel of your home. The intimate social coves located throughout the corridors offer a cozy spot to socialize with friends. Along the way, you can enjoy the creative talents of local artists. The Gallery at Clark-Lindsey showcases artwork from both residents and visiting artists from the Champaign-Urbana community.

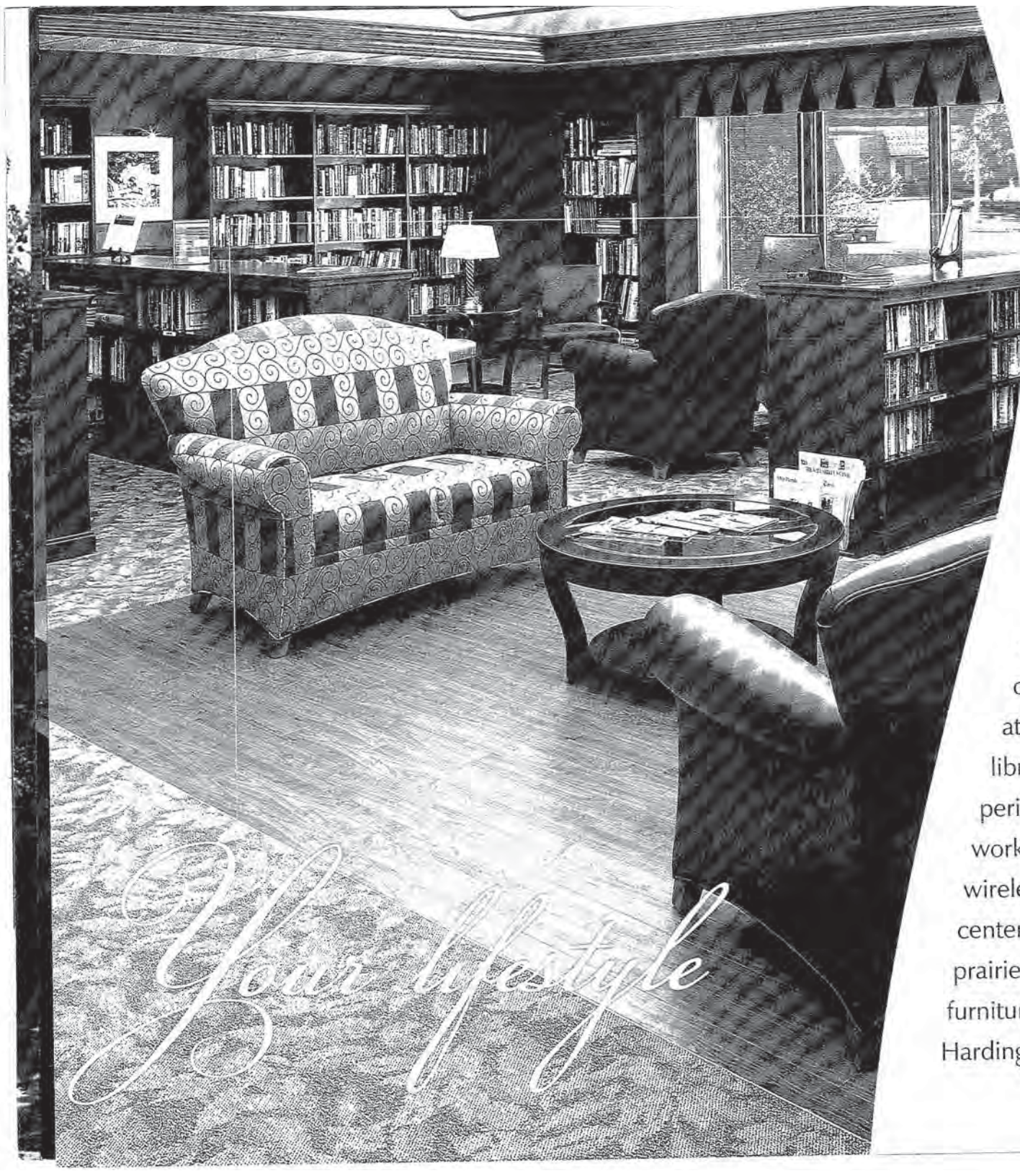
The exterior of your home features a palette of materials including brick and limestone along with generous windows providing a sweeping view of the beautiful prairie lands. Our landscape professionals care for the grounds, so you can simply enjoy the beauty of nature.

Choose from a private garage or a secure lighted parking area on The Village grounds with entries conveniently located throughout the complex to provide you direct access to your home.

The Village also offers guest suites to accommodate overnight visitors. Furnished lounges, meeting rooms and private dining rooms offer ideal spots for entertaining your guests.

EXHIBIT H





Your home extends beyond the doors of your apartment as The Village at Clark-Lindsey gives you access to an entire campus. At the Village, you may feel like you have more room than you did in your previous home.

Open your world to new opportunities or curl up with an old favorite in a relaxing atmosphere with our new state-of-the-art library. Browse our extensive collection of periodicals, fiction, non-fiction and educational works. Keep in touch via email with high-speed wireless internet access at The Village computer center. Complete with elegantly appointed, prairie-inspired design and inviting leather furniture, you're sure to find a cozy niche in the Harding-Weld Library.

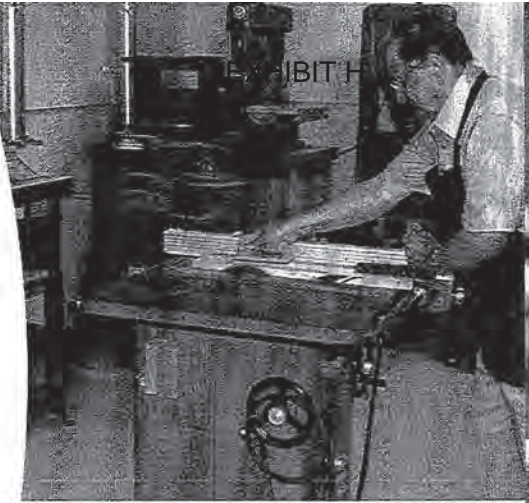
Your lifestyle

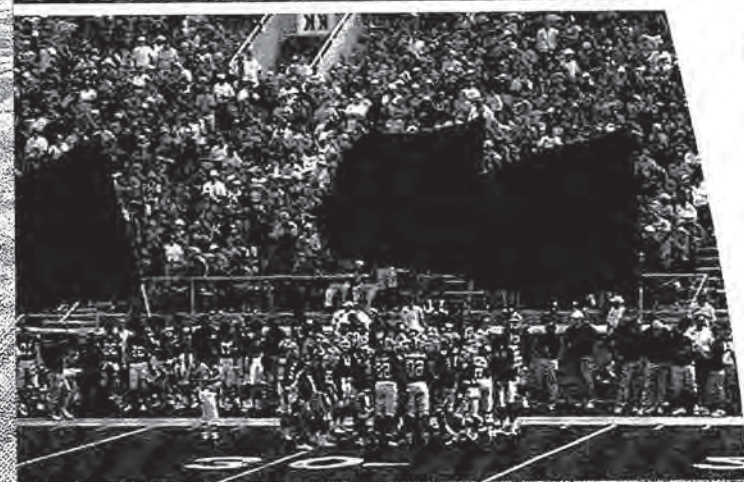
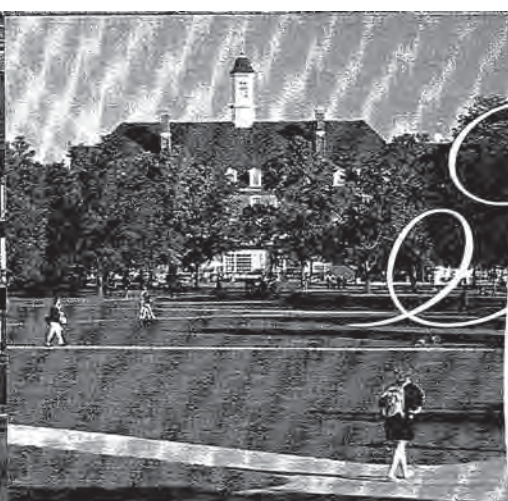
THE CAMPUS OF CLARK-LINDSEY

Keep active with our fitness center featuring cardio and weight machines designed specifically for seniors, with staff to help you reach your fitness goals. A variety of individual and group fitness classes are available to help you stay in shape.

Take advantage of our game courts including a putting green, shuffleboard, Pentangue Court and croquet field. Sharpen your woodworking skills in the Evans Hobby-Craft Center. Enjoy sports and movies on the big screen television, relax with nature, join in group trips, and participate in religious services.

For those interested in healthy eating choices, our menu selections include seafood and salads, available daily. Our casual lunch buffet offers dining room seating or on-the-go options to meet your lifestyle needs. For dinner, choose to dine alone or with friends in our restaurant-style dining room. Our culinary chef prepares the evening entrée with special features each night. You can entertain guests in our dining room, reserve a private dining room, or cater a private party in your home. The Village Coffee Café is also a great morning social spot.





Our location in the Champaign-Urbana and Savoy community gives you easy access to the many festivals, events, shopping and recreational venues throughout East Central Illinois.

Neighboring University of Illinois offers a multitude of recreational and educational activities enjoyed by our residents. Experience the excitement of Big Ten sports; take advantage of museums, intergenerational programs, continuing educational programs, and volunteer opportunities in concert with the U of I. The Krannert Center for the Performing Arts, one of the nation's premier professional performing arts complexes, hosts more than 300 performances annually from internationally acclaimed tours to productions by students and faculty. The Village provides transportation to many of these events.

Many programs are available on-site at The Village. Senior Scholars is our continuing education program located on the Clark-Lindsey campus. Aspiring world-class musicians and artists use our facility for rehearsal performances. Our Steinway Concert Grand Piano ensures residents a top-notch performance.

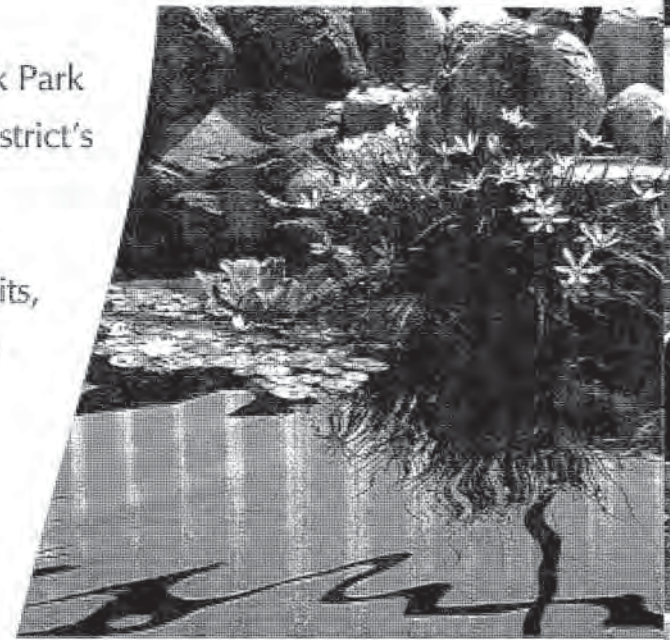
CULTURE, RECREATION & THE GREAT OUTDOORS


The Village sits on 28 acres of beautiful prairie connecting to the 130 acre Meadowbrook Park complete with a farmstead, herb garden, walking trails, sculpture garden and the Park District's largest play structure, sure to thrill your little visitors.

Our Masterpiece Gardens is a signature feature of Clark-Lindsey. Designed to lift the spirits, improve the body, and stimulate the mind, this exciting outdoor amenity is the country's inaugural New Active Green Environment (New AGE).

New AGE is a product of the partnership between Clark-Lindsey and the University of Illinois and blends the nature setting of a park with the opportunity to increase cardiovascular performance, muscle strength and flexibility. The concept focuses on improving the health and quality of life of older adults living in a retirement community. It provides a green alternative to indoor health clubs and physical therapy settings.

Walk along paths, create your own masterpiece in one of the raised flower beds, or participate in numerous healthy activities as you enjoy an experience that touches you through color, fragrance, texture and sound.





As you look towards retirement, you want to ensure your future is secure. Should your health needs change, we offer the only full continuum of care in the Champaign County community that extends from wellness to comprehensive health care, all under one roof.

At Clark-Lindsey's Meadowbrook Health Center, our dedicated health care team serves as a partner in care when you or your family seek assistance and support. Our highly qualified staff includes a team of geriatric nurse specialists and advanced nursing assistants who have dedicated their careers to a shared philosophy of person-centered care.


Planning ahead

MEADOWBROOK HEALTH CENTER AT CLARK-LINDSEY

We recognize the move to a long-term care facility can be a difficult transition, and we are committed to helping you make the move a smoother one. We believe it is the little touches that are instrumental in keeping our residents connected with the traditions they have spent a lifetime building. While nothing can replace the home in which a family was raised and memories were made, Meadowbrook will offer you a unique and warm place to call home – unlike any other long-term care facility. Meadowbrook's services include assisted living and skilled nursing care with a special unit dedicated to individuals with needs related to Alzheimer's or dementia. Our physical, occupational and speech therapists work with residents to attain their highest level of independence. Personal relationships with residents and their families allow us to tailor the care to each individual resident's physical, cognitive and social needs.

Whether you just need a helping hand or require more comprehensive assistance, you know that your future health care is secure at Clark-Lindsey.





Clark-Lindsey was the dream of Ethel Clark and Maude Neva Lindsey, sisters who directed their estate be placed in trust for the establishment of a “home for the elderly.” Their generosity allowed for land acquisition and support for early planning expenses.

The sisters envisioned The Village as a place in which one would want to live – a place of congenial and secure surroundings with the availability of quality health care. University of Illinois Professor Charles Stewart found considerable support for the plan among other faculty members who wished to maintain professional and other local ties after retirement. Officials broke ground for The Village on March 20, 1977, with the first residents taking occupancy in October 1978.

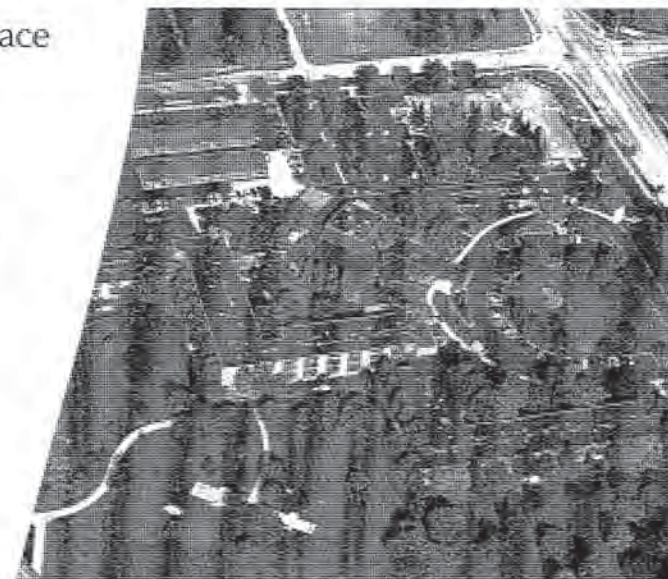
Past and future

THE HISTORY OF CLARK-LINDSEY

Nearly a decade after the first residents moved to The Village, Clark-Lindsey doubled the size of its health center by adding two additional wings, naming the newly expanded space Meadowbrook Health Center to give it a separate and unique identity.

Meadowbrook underwent a comprehensive \$5 million renovation plan in 2005 with the addition of comfortable public areas, tastefully decorated dining rooms, spas with whirlpool baths and carpeted residential suites with large bay windows. In 2007, a \$2 million expansion to The Village created new amenity spaces and renovated apartment common areas. The expansion also included the state-of-the-art Harding-Weld Library and Bentley Computer Center, a new fitness center, the Evans Hobby and Craft Center, expanded resident storage areas and an art gallery.

Today, The Village boasts nearly 135 apartments and four guest suites, and Meadowbrook Health Center offers 116 licensed beds, offering a continuum of care with quality living as the area's premier retirement community and health center.



Services and Amenities

Recreation

- Walking paths
- Fitness center & classes
- State-of-the-art library
- Computer lab with e-mail & high-speed wireless internet access
- Arts & crafts including workshop areas
- Billiards room
- Theater room
- Personal garden plots
- Outdoor recreation areas
- Floral arranging area

Dining

- Restaurant-style dining
- Lunch buffet
- Coffee Cafe
- Private, catered dining for special events & social groups

Health

- 24-hour, professionally-staffed health center
- Skilled Care, Assisted Living and Alzheimer's Care
- Curbside drop-off to medical appointments

Convenience

- Personal laundry facilities
- Private garages
- Lighted, off-street parking
- Convenience store
- Banking & trust services
- Beauty salon & barber shop
- Municipal bus service
- Transportation to shopping, personal appointments and other events

Facilities

- Furnished lounges & dining room
- Private dining rooms
- Meeting rooms
- Guest suites
- Fully-equipped kitchen
- Wall-to-wall carpeting
- Sound resistant construction for peace and privacy
- Ample closet space and other secured storage

Services included in the monthly fee

- One meal per day in the dining room
- All utilities except telephone and cable television
- Housekeeping once every two weeks
- Weekly flat laundry service
- 24-hour security
- Social and religious programming
- Grounds care
- Access to on-campus amenities

PLEASE NOTE: Clark-Hindsey invites all to apply for residency. Sample residency contracts are available for review. Translators to provide information in multi-lingual contexts are available by appointment. The Village residential apartment section of Clark-Hindsey Village has no staff available to provide care for those who need daily living assistance in caring for themselves and their apartment. An applicant or resident, who is incapable of caring for, or of arranging for the care for him or herself, as well as caring for the apartment, is not eligible for occupancy without such assistance. Residents have the right to hire assistants who may reside in the apartment with the Resident under specific rules and regulations of The Village.