



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Robert Myers, AICP, Planning Manager

DATE: September 1, 2006

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

Introduction

Denny Inmon, on behalf of the Champaign County Board, has petitioned the City for a Special Use Permit to establish a public facility for fleet vehicle maintenance and the County highway department functions at the southeast corner of E. Main Street and Lierman Avenue. Additionally the Special Use Permit would allow for the reuse of the existing County nursing home complex on the same property for other public and quasi-public uses, including the County Clerk's office, County Coroner, and Children's Advocacy Center. Together these two areas extend on the south side of Main Street between Lierman Avenue and Art Bartell Drive. All of this property has been owned by Champaign County since the 1800's. The area under consideration is zoned R-4, Medium Density Multiple Family Residential, and R-6, High Density Multiple Family Residential which reflects its traditional use as a nursing home.

Section VII-7 of the Urbana Zoning Ordinance permits any use by a governmental, educational, charitable, philanthropic, or medical use in any zoning district subject to Special Use Permit procedures. Pursuant to the Urbana Zoning Ordinance, the Plan Commission must recommend approval or denial of the Special Use Permit and forward it to City Council for action.

Background

Champaign County acquired what is now their east campus property in 1866 and 1880 before Urbana City boundaries finally grew to incorporate the land. The property has been used for County purposes for many decades, and enough land has been included for future growth of County functions. Champaign County is now preparing to redevelop the northern third of their east campus to respond to changes and growth in County functions. Redevelopment is expected

to take place in two phases. Phase 1, for near term construction, would involve building a County fleet maintenance building and vehicle parking. This would include enclosed vehicle repair and truck washing as well as outdoor vehicle and equipment storage. The proposed building would also include the County’s Highway Department. The Highway Department prepares plans for County bridges and culverts and supervises the construction and maintenance of all Champaign County highways. In addition, the Highway Department administers various motor fuel funds. (Total building size of approximately 41,000 sq. ft.) Phase 2 under this Special Use Permit application would involve reuse of the existing County nursing home building (84,700 square feet) with several public and quasi-public uses, including the County Coroner (7,800 sq. ft.), County Clerk (5,000 sq. ft.), and the Children’s Advocacy Center (4,600 sq. ft.). The bulk of the nursing home square footage (about 67,000 sq. ft.) is planned to be used for County and other public offices, as well as some private, not-for-profit space.

Champaign County is committed to carrying out construction of the fleet maintenance facility and Highway Department offices within the near future.

Adjacent Land Uses and Zoning Designations

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

Zoning and Land Use Table

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

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

Comprehensive Plan Goals, Objectives and Policies

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

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.
- 15.5 Promote intergovernmental cooperation on development and growth issues.

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

Objectives

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

Goal 17.0 Minimize incompatible land uses.

Objectives

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

Goal 18.0 Promote infill development.

Objectives

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

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

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

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

Stormwater Management

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

Screening

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

Parking

In addition to outdoor vehicle storage, 47 parking spaces would be provided for the fleet maintenance and Highway Department building. Although the building will be approximately 41,000 sq. ft. in area, a full 50% of the floor area will be indoor storage/warehousing of vehicles, and the remaining 50% will be divided between offices and bays for vehicle repair. Consequently a full 75% of the operation will be internal to the County and which is expected to generate few public visitors. Table VIII-7 of the Zoning Ordinance requires a minimum of one off-street parking space per employee working on the maximum shift for “Police or Fire Stations”, and one off-street parking space for every 300 square feet of floor area for “Municipal or Government Buildings”. Based on this analysis, the proposed 47 parking spaces appear to meet the minimum requirements of the Zoning Ordinance.

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

Signage

Signage is not included as part of this Special Permit review.

Discussion

Because the County's east campus has traditionally included a wide spectrum of public uses -- from animal control to a nursing home to military defense -- simply rezoning this property would not accommodate these uses. Their dissimilar nature presents a challenge in trying to fit these uses neatly under established zoning categories. No single zoning classification encompasses such a wide spectrum of uses. For instance, "public maintenance and storage garages" are listed in Table V-1 as permitted uses in the B-3 and IN zoning districts. In this case, the best course of action appears to be the Special Use Permit provisions for public uses. Section VII-7 of the Urbana Zoning Ordinance permits any use by a governmental, educational, charitable, philanthropic, or medical use in any zoning district subject to Special Use Permit procedures. There may actually be some benefit to returning with an application to clean up the zoning by extending the existing CRE (Conservation, Recreation, and Education) zoning district from the Brookens Administration Building to the south, but this would have to be done as a separate action than this application.

Requirements for a Special Use Permit

Special Use Permit applications generally must demonstrate that they meet the following three criteria as provided in italics. (Please see the attached Petition for Special Use Permit for the applicant's specific response to each question.) Pursuant to the Urbana Zoning Ordinance, the Plan Commission must recommend approval or denial of the Special Use Permit and forward it to City Council for a final determination.

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

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

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

The applicant notes that the site location will allow easy access to the facility for all types and sizes of vehicles. The fleet maintenance facility will be constructed in similar architectural style and design as existing County facilities, and will be designed to be a positive "gateway" to the County's east campus. The public welfare will be promoted by providing a modern facility capable of meeting current and future demand to maintain County highway and law enforcement vehicles. The County currently does not have such a facility. Also the design will be environmentally innovative and efficient in using an advanced heating system. Thermal wells and an internal heating system will be employed which will reuse engine oil to help heat the

building. In terms of architectural design, the building will have an angular roof line and architecturally accented, pre-cast concrete exterior walls as illustrated on the front cover of the Special Use Permit application.

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

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

City staff finds that the application meets the specific criteria for Special Use Permits provided in Section VII-4 of the Zoning Ordinance. The development will be conducive to the public convenience, the petitioners have taken care to insure the development will not detract district in which this will be located, the development will generally benefit the public welfare, and the development will conform to the essential character of the district.

Consideration

The 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 the Zoning Ordinance, including but not limited to the following:

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

Summary of Findings

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

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

Options

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

1. Recommend approval to the Urbana City Council of the Special Use Permit application;
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 the 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 the Urbana Plan Commission recommend **APPROVAL** of the Special Use Permit to the Urbana City Council with the following conditions for approval:

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

Attachments: Common Exhibit Packet for County Fleet Maintenance Plan Case:

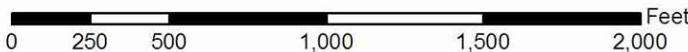
- Exhibit A. Location and Zoning Map
- Exhibit B. Existing Land Use with Aerial Photo
- Exhibit C. Future Land Use Map, 2005 Comprehensive Plan
- Exhibit D. Concept Floor Plan for Reuse of the County Nursing Home
- Exhibit E. Fleet Maintenance and Highway Department Site Plan
- Exhibit F. Fleet Maintenance and Highway Department Floor Plan

cc:

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

Location and Zoning Map

EXHIBIT "A"



Plan Case: 2012-SU-06

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

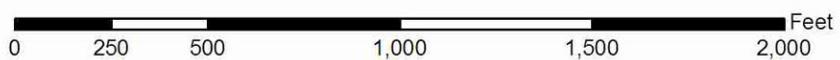
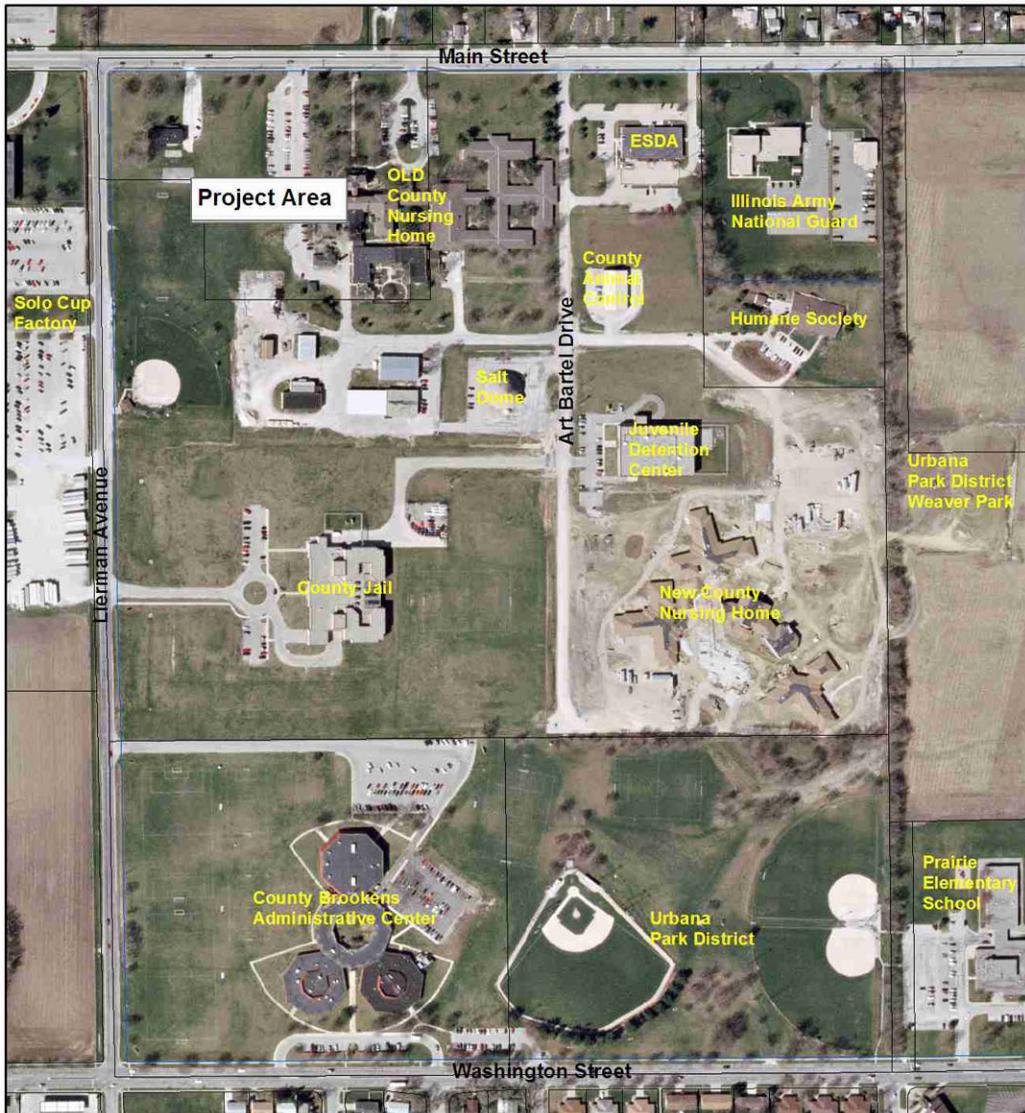
Petitioner: Denny Inman, Champaign County Administrator

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

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

Existing Land Use w Aerial Photo

EXHIBIT "B"



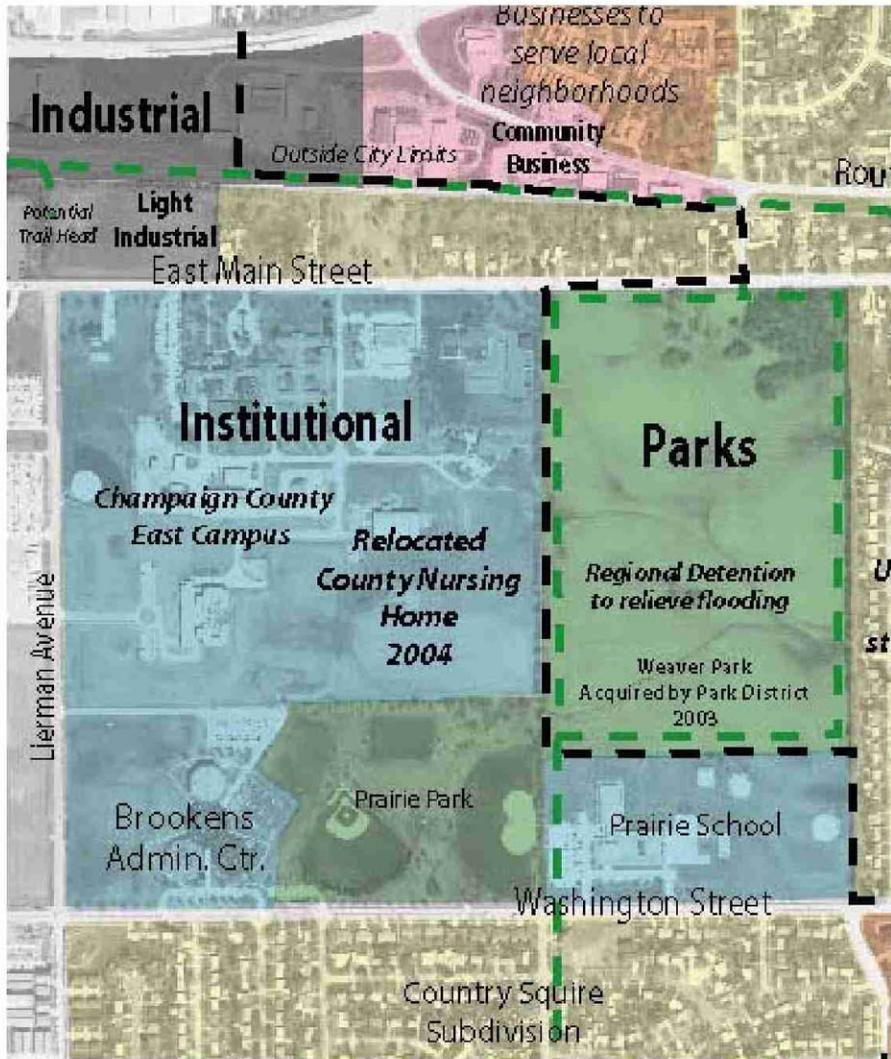
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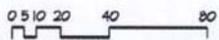
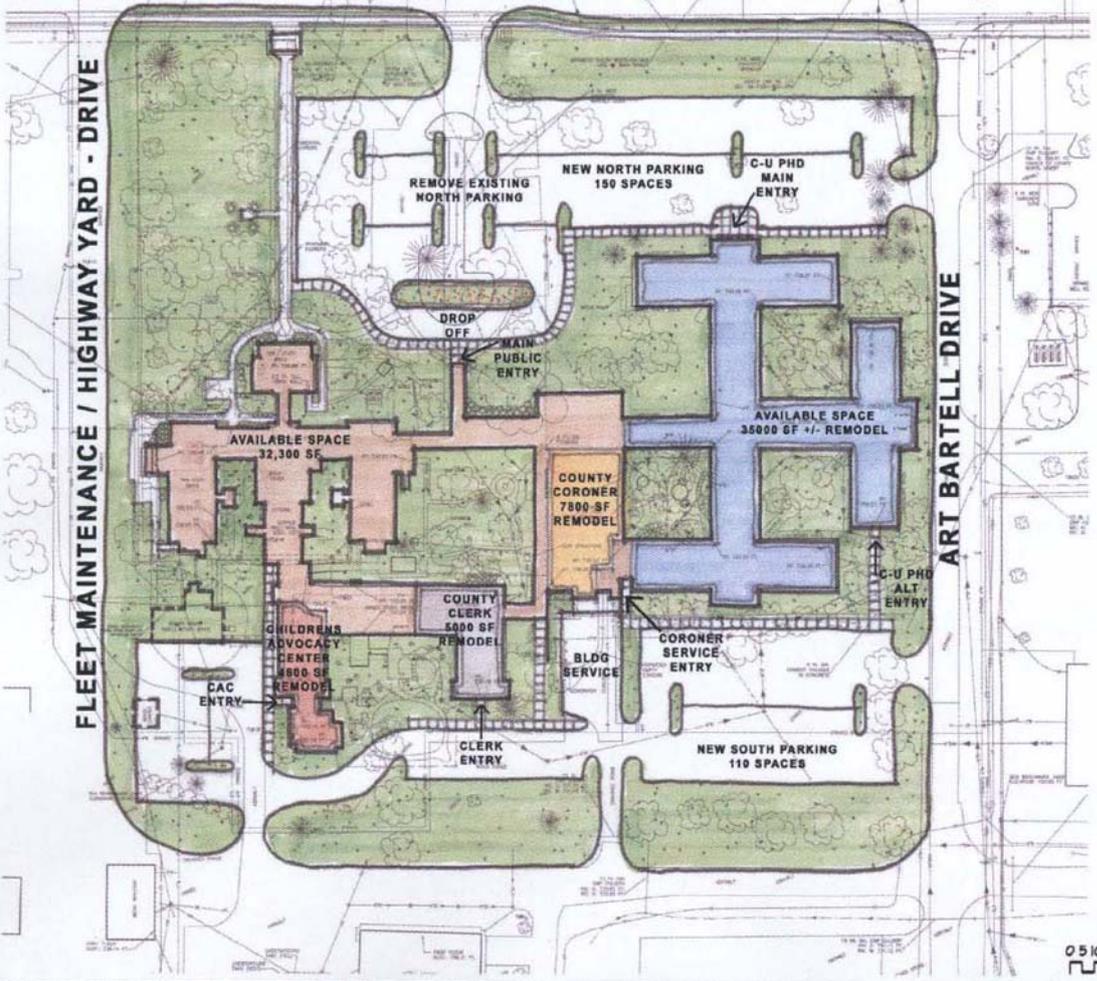
Location: 1601, 1701, 1703, 1705, 1905, 1911, and 2001 E Main Street

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

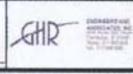
MAIN STREET

FLEET MAINTENANCE / HIGHWAY YARD - DRIVE

ART BARTELL DRIVE



NO.	DATE	REVISION



ISAAKSEN GLERUM WACHTER, LLC
 114 WEST MAIN STREET
 URBANA, ILLINOIS 61801
 P: 217 328 1391
 F: 217 328 1401

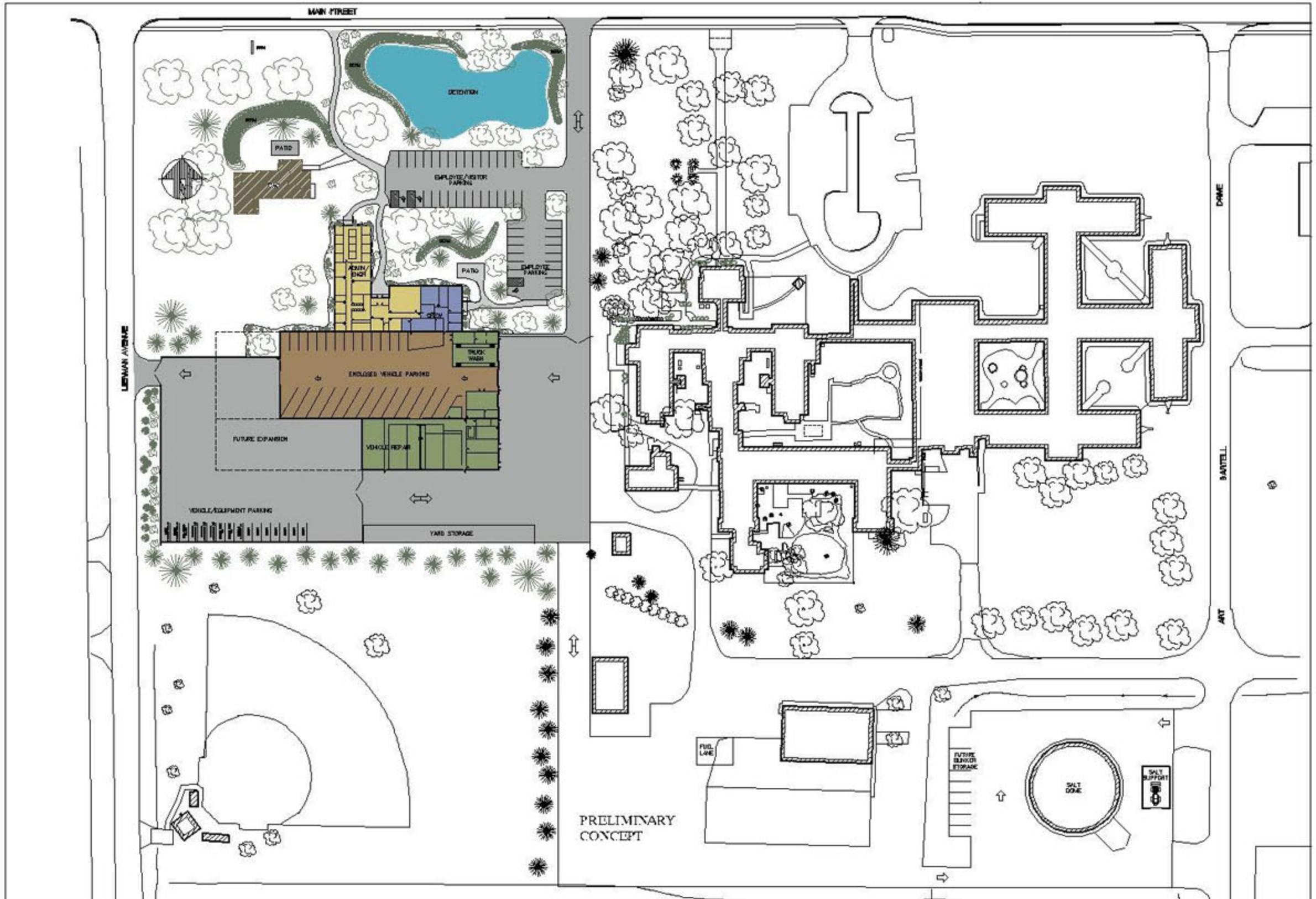


CHAMPAIGN COUNTY
 ADMINISTRATIVE SERVICES



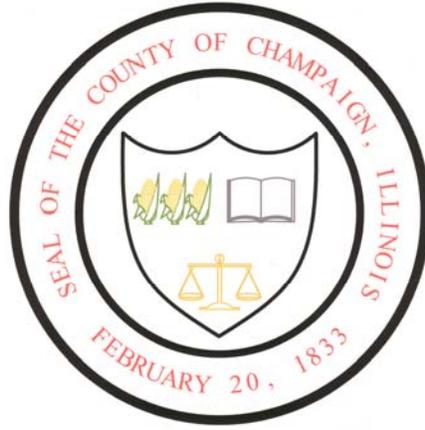
CONCEPT FLOOR PLAN - OPTION 4B
 REUSE / CONVERSION STUDY
 EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY
 URBANA, ILLINOIS

PLAN 2002
 DATE: 05/14/14





PRELIMINARY
CONCEPT



CHAMPAIGN COUNTY BOARD



PETITION FOR SPECIAL USE PERMIT

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

August 2006

TABLE OF CONTENTS

A. <u>GENERAL APPLICANT INFORMATION</u>	
1. Legal Description of Property	4
2. General Location or Address of Property	4
3. Lot Size	4
4. Present Use	4
5. Zoning Districts	4
B. <u>DATA ON APPLICANT & OWNER</u>	
1. Name/Address/Telephone	4
C. <u>REASONS FOR REQUEST - APPLICATION FOR SPECIAL USE PERMIT</u>	
1. Proposed Use is Conducive to the Public Convenience	4
2. Explain Proposed Use is Designed, Located, and Proposed to be Operated	5
3. Explain Proposed Use Conforms to Applicable Regulations	7
D. <u>PROJECT OVERVIEW</u>	8
1. Land Use & Zoning	9
2. Access & Parking	10
3. Utilities & Stormwater Detention	11
4. Summary of Issues	14
E. <u>SIGNATURE OF APPLICANT & CERTIFICATION</u>	15



PLAN COMMISSION
Michael Pollock - Chair

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

PETITION FOR SPECIAL USE PERMIT



**Application for
Special Use Permit**

**Plan
Commission**

APPLICATION FEE - \$150.00

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: August 18, 2006 Plan Case No.: _____
Date Set for Hearing: _____
Date Hearing Held: _____
Published Notice Made: _____ Newspaper: _____
Date Adjacent Property Owners Notified: _____
Fee Paid -- Receipt No.: _____ Amount _____ Date: _____
Action by Commission on Request: _____
Action by Council on Request: _____

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

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

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

Part of the Northeast ¼ of 16-19 -9E.

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

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

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

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

B. DATA ON APPLICANT AND OWNER

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

C. REASONS FOR REQUEST FOR APPLICATION FOR SPECIAL USE PERMIT

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

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

the property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. PROJECT OVERVIEW

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

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

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

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

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

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

1. LAND USE AND ZONING

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

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

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

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

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

2. ACCESS & PARKING

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

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

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

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

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

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

3. UTILITIES & STORMWATER DETENTION

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

provided by existing services along Main Street and Lierman Avenue.

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

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

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

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

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

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

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

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

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

4. SUMMARY OF ISSUES

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

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

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

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

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

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

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

negative effects of the project will be minimized.

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

Respectfully submitted this _____ day of _____, 20__.

Signature of Applicant

STATE OF ILLINOIS }
 }
CHAMPAIGN COUNTY }

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

Subscribed and sworn to before me this __ day of _____, 20__.

Notary Public (seal)

Signature of Applicant

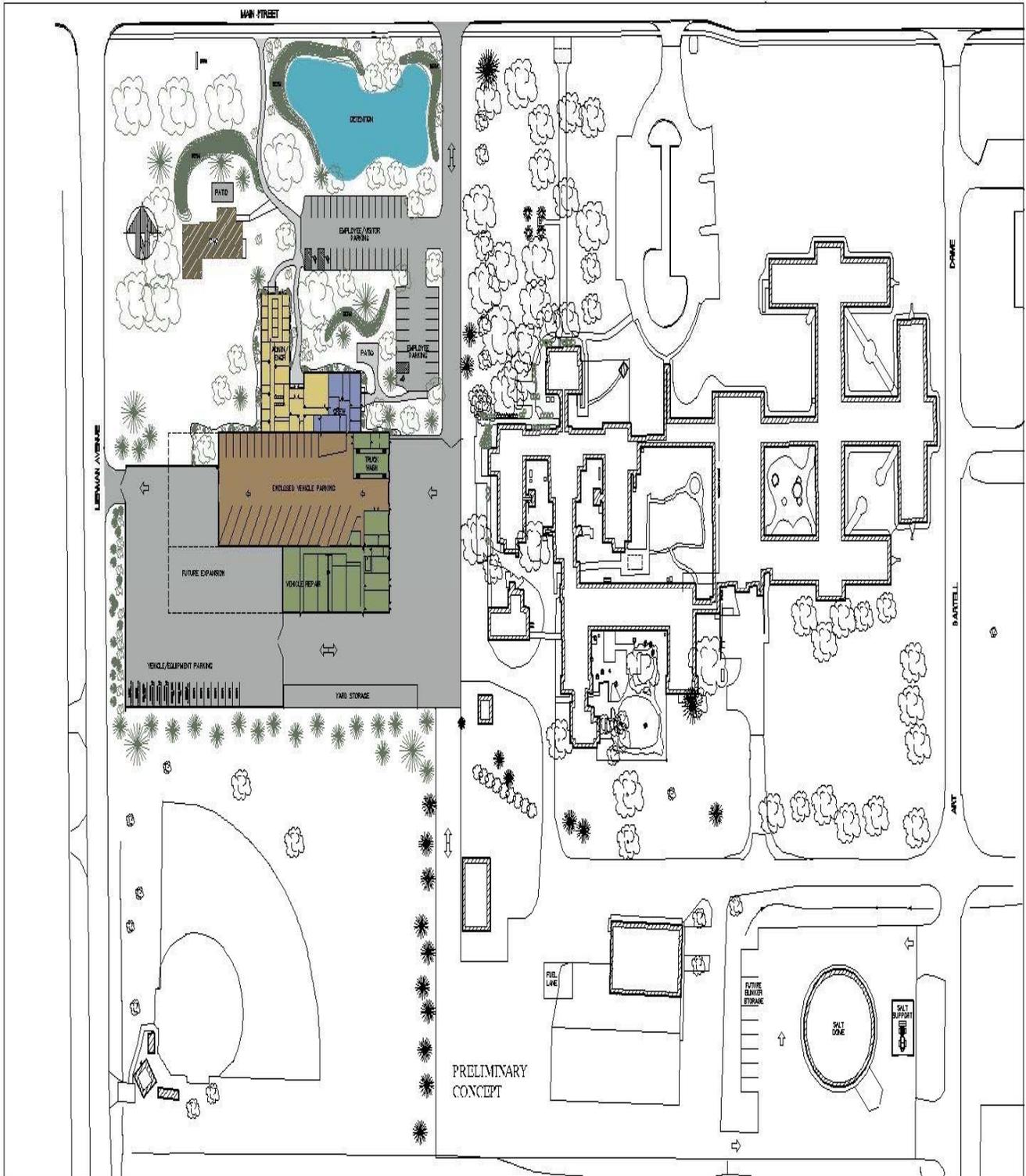
Petitioner's Attorney (if applicable)

Address

Telephone

LIST OF ATTACHMENTS

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



Attachment 2 - Fleet Maintenance/Highway Facility Site Plan



Attachment 3 - Fleet Maintenance/Highway Facility Floor Plan