



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Kevin Garcia, Planner II

DATE: May 15, 2015

SUBJECT: Plan Case 2256-PUD-15 & Plan Case 2257-PUD-15: 101 West 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 three one-story residential buildings, each with 12 assisted living units; an addition to the existing main building, which would include installation of an indoor pool; an addition to the existing building to increase the size of the Laing Dining Room; and an addition to the existing building to increase available office space. The applicant requests that two waivers be granted to allow a) narrower streets than are required, and b) parking in the required front yard setback.

The property, located at 101 West and 201 East Windsor Road, is just under 27 acres and is located on the southeast corner of Windsor Road and Race Street. The entire property is zoned R-3, Single- and Two-Family Residential and has been developed in accordance with previous PUD approvals in 1973 and 2013. Clark-Lindsey Village is a continuing care retirement community with independent living units, licensed sheltered care units, and a licensed skilled care nursing facility all 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 built and opened in 1978. The second phase was approved in 2013 and has been partially constructed. Because approval of the preliminary PUD for this portion of the site has technically expired and the site plan has changed, both Preliminary and Final approvals are being requested at this time.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development. Although not explicitly stated by ordinance, review is typically processed in separate applications considered sequentially by the Plan Commission and City Council. In this case, the applicant is updating a recently approved Preliminary PUD, which established the overall design concept for the entire property. City staff believes that in this case considering the Preliminary and Final PUD applications concurrently is appropriate. The same process was followed in 2013 when Clark-

Lindsey Village sought, and was granted, concurrent approval of Preliminary and Final PUD applications to add townhomes to the northeastern portion of the site.

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. For residents, this means that they can choose to live in independent units when less personal care is needed, but when assistance with everyday activities becomes necessary, they can transition into assisted living or nursing care facilities on the same campus.

Clark-Lindsey currently has approximately 250 residents in 132 independent living units (apartments), 19 licensed sheltered care (assisted living) beds, and 83 licensed skilled care (nursing) beds. Onsite amenities for residents include a restaurant-style dining room, recreation areas, an exercise room, a small grocery store, a beauty shop, a library, and a crafts room. Additional Clark-Lindsey Village services for residents include transportation to supermarkets and other destinations, as well as on-site banking services. Residents of the proposed residential units would have full access to Clark-Lindsey's existing amenities. For more information on Clark-Lindsey Retirement Village, please visit www.clark-lindsey.com.

Previous Approvals

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

This case was a preliminary PUD application. The preliminary development plan was approved by City Council on August 6, 1973 by Resolution No. 7374-R13. The preliminary plan included two phases. Phase I is located on what is now Lot 1 and was built in the late 1970s with minor deviations from the original plan. Phase II is located on what is now Lot 2 and consisted of 84 townhouse units. See Exhibit I for a copy of the 1973 preliminary site plan. The current application would develop the southwestern portion of Phase II/Lot 2 and add additions to Phase I/Lot 1 buildings.

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

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

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

This case was a further amendment to the final development plan for Phase I and allowed for the expansion and renovation of the healthcare center. The amendment allowed 12 new sheltered care (assisted living) beds and 4 new skilled care (nursing) beds. The renovation converted

double rooms to private rooms and added a physical therapy room, an arts & crafts room, a laundry room, and a nurses' lounge. It was approved by Ordinance No. 8687-96 on June 15, 1987.

According to a memorandum to the Plan Commission dated May 15, 1987 regarding Plan Case No. 1252-PUD-87, the preliminary plan approval for Phase II had lapsed by that time and further development would require both preliminary and final plan approval. The proposal in the current application is to develop a portion of the original Phase II plan, with some changes to the layout of the buildings and the street, and to incorporate a different style of residential building than in the original plan.

Plan Case Nos. 2202-PUD-13 & 2203-PUD-13 (Preliminary and Final PUD approval, Phase II) These cases made changes to the final development plan to allow development on a portion of Phase II with changes to the layout of buildings and streets. The development added 80 townhome units for independent living accommodations to the northeastern corner of the property. The Preliminary and Final PUDs were considered concurrently and were approved by Ordinance Nos. 2013-03-023 and 2013-03-024, respectively, on March 18, 2013.

Comparison with Previous Approvals

The current proposal is similar to the preliminary development plan approved in 1973, which included townhouse units in the southwest corner of the property where the three one-story residential buildings are proposed to be built. The proposed buildings would provide assisted living accommodations for up to 12 individuals per house, and are a contemporary senior housing that would provide care in a more "home-like" setting than traditional nursing home facilities offer. In the original (1973), subsequent (2013), and current proposals, the housing would be accessed via a private, internal street. The street layout in the 2013 and current proposals differ slightly from the original in that the street will connect more directly to Race Street in the two recent proposals. (See Exhibit F for current proposed site plan, Exhibit K for the 2013 approved site plan, and Exhibit I for the 1973 preliminary site plan.)

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The Clark-Lindsey Village property has frontage on both Windsor Road and Race Street. Meadowbrook Park borders the property to the south and east. To the north across Windsor Road is the Stone Creek Church and a neighborhood with mostly single-family residences. The Urbana corporate limits run along the west side of Race Street adjacent to the property. The parcel on the west of Race Street is owned by the University of Illinois and is used for agricultural purposes.

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

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future
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 site and the surrounding properties are consistent with the zoning and land use in this area. The site is designated as “Residential - Multi-Family”, defined as follows:

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

Future Land Use Map #14 in the Comprehensive Plan includes notation 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 includes the construction of:

- 1) Three one-story buildings, each for 12 older adults needing assisted living or skilled nursing services. Two buildings would be constructed from 2015-2017, with the third constructed from 2017-2020;
- 2) An addition to the main building, including construction of an indoor pool (2015-2017);

- 3) An addition to the existing building to increase the size of the existing Laing Dining Room (2017-2020); and
- 4) An addition to the existing building to increase available office space (2017-2020).

The housing exteriors would have fiber cement siding, asphalt shingles for the roofing material, and exterior brick chimneys. They would also contain enclosed, screened porches. Elevations are included in the application (Exhibit D/E).

Automobile access to the site would use existing connections to Windsor Road and Race Street, with one new connection to Race Street at the southwestern portion of the property. The new connection would generally conform to the approved general site plan that was adopted as part of the PUD in 2013 (see Exhibit K). This new private road would eventually extend northeast to link up with Berns Drive, which was constructed to serve the townhomes approved in 2013 in the northeast corner of the property. The road would then provide internal access across the property.

The site plan that was initially submitted with the application (Exhibit D/E) differ slightly from the amended site plan now under consideration. In an effort to preserve existing trees that the residents have deemed extremely important, to calm vehicular traffic, and to make the area safer and more pleasant for pedestrians, the initial site plan proposed the private street to be 21 feet wide, with travel lanes between nine and ten feet wide. The Urbana Subdivision and Land Development Code requires that private roads with no on-street parking be at least 26 feet wide. The Public Works and Fire Departments expressed engineering and emergency access concerns about allowing a private road of only 21 feet wide. After meeting with City staff to discuss the proposed site plan and the concerns about the road width, the applicant's architect submitted revised plans, which include a 25 foot wide road. The City Engineer and the Fire Department have reviewed the updated plans for the proposed private street and have indicated that they would support granting a waiver to allow a 25 foot wide road.¹

Waivers Requested and Staff Analysis

The applicant requests two waivers in this case:

1. *Street Width Waiver*

The *Urbana Subdivision and Development Code* requires that private streets with no on-street parking be at least 26 feet wide. The initial site plans indicated that the private street would be 21 feet wide, to better preserve old, large trees on the site, to calm traffic, and to generally create a more pedestrian-friendly and safer walking environment. After consulting with City staff and addressing concerns of the Public Works and Fire Departments, the applicant has updated the proposed site plans to widen the street to 25 feet wide. Twenty-five feet is still narrower than required, so a waiver of the street width requirement is needed. The City has approved 25-foot wide private streets for other subdivisions in the past. City staff supports the granting of this waiver.

2. *Parking in a Required Yard Waiver*

In the R-3 zoning district, parking in a required front yard is prohibited. The applicant requests a

¹ Road dimensions are back-of-curb to back-of-curb. The drivable part of the roadway would be roughly one foot less than the dimensions reported (e.g. a 21 foot wide road would have 20 feet of drivable pavement).

waiver to allow parking in the required front yard. The applicant has agreed to install a landscape buffer to screen the parking from Race Street if the waiver is granted. According to the Urbana Zoning Ordinance², where parking in a required yard is permitted, the parking must be at least three feet from the property line if screening is required. The site plans indicate that the minimum distance the parking lot would be from the property line is 3 feet, 3 inches, which would exceed the 3 foot minimum to install required screening. The parking would also match the existing parking lot to the north adjacent to Race Street and would provide access to the new residences for visitors and staff. City staff is therefore supportive of the waiver request, as long as landscaping is installed to screen the parking lot from Race 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, 6, 8, and 9. 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,

² Section VIII-4.G

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 criterion is an analysis 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, townhomes, and assisted living and nursing care facilities. The proposed expansion will add an additional housing type to those already offered – “Green Houses”³, assisted living units that provide elder care in a “home-like” setting. 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 the not-for-profit agency 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 complementary 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.

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 36 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

³ “Green House” is a term for a new type of assisted living facility designed by the Green House Project. In this context it does not refer to a building used to grow plants or a building designed to be “green”, i.e. environmentally-friendly. For more information, please visit <http://www.thegreenhouseproject.org/>.

“age in place”. If the proposal is approved, Clark-Lindsey Village will be able to offer residents more assisted living options in a more “home-like” setting. All residents have access to shared recreational facilities and landscaped open space. A network of sidewalks provides 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 requests a waiver of the minimum street width requirements for the private street that will be built on the property. The waiver would help minimize the impact of the development on several important trees on the site. The minimum allowable width for a private street is 26 feet wide, according to the Urbana Subdivision and Land Development Code. The applicant requests that they be allowed to construct a private street that is 25 feet wide.

The applicant also requests a waiver to construct a parking lot in the required front yard. The lot will provide parking adjacent to the assisted living homes and be screened from Race Street through the use of shrubs.

The subject site is in the R-3 zoning district. The maximum allowable building height for R-3 is 35 feet. The proposed residential buildings would have a maximum height of less than 23 feet. The maximum floor area ratio (FAR) allowed is 0.40. The existing FAR is approximately 0.29. With the expansion proposed in this application, the FAR would be approximately 0.35. 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 0.65. 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 presented 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 development is designed to have a minimal impact on the neighboring park by having one-story buildings on the southwestern portion of the site. 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, except in cases where a waiver has been approved.

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 three existing full access points—one on Windsor Road and two on Race Street. The new residences will be accessed from a new drive that will be built on Race Street. The access drive was included in the plans already approved in Plan Cases 2202-PUD-13 and 2203-PUD-13. The drive will be privately-owned.

Internal Connectivity – the proposed residences would tie into an already-extensive pedestrian network on the Clark-Lindsey campus. New sidewalks would be installed to the west and north of the new buildings, with three crosswalks connecting to the facilities to the north. The new sidewalks will enhance recreational opportunities on the site by connecting to Meadowbrook Park to the south and to existing walking paths to the east, which also connect to Meadowbrook Park. The new private road will eventually connect to the new townhouse development to the northeast.

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

Tree Preservation – the proposal has made every attempt to preserve existing trees and landscaping where possible. One of the major reasons that the initial proposal called for a narrow private street was to maximize tree preservation.

Parking – Parking will be screened from Race Street by a landscaped hedge (see Exhibit G).

Street Trees – the plan preserves existing street trees where possible and includes street trees along the new private street.

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

Passive & Active Recreation – Clark-Lindsey Village currently provides extensive opportunities for both passive and active recreation, and the proposal will increase active recreation by installing an indoor swimming pool.

Architectural Design – the residential buildings are modern designs using traditional materials.

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 Windsor Road. The proposed development allows for 3 residences, an addition to the existing main building to include installation of an indoor pool, an addition to an existing building to increase the size of the Laing Dining Room, and an addition to increase available office space in an existing building. A private street to access the residences will also be built, which will be accessed from Race Street. In later phases of development, the private street will extend to the northeastern portion of the site.
- 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, as amended by the site plan in Exhibit F, includes a waiver request to allow a private street that is 25 feet wide, which is narrower than the minimum allowable street width of 26 feet wide as established in the Urbana Subdivision and Land Development Code.
- 6. The proposed Final Development Plan, as amended by the site plan in Exhibit F, includes a waiver request to allow off street parking to encroach into a required front yard in the R-3 zoning district.
- 7. The proposed preliminary and final development plans incorporate the following recommended design features: transition area, lighting, access, internal connectivity, parking, 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 2256-PUD-15:

- 1. Recommend approval of the Preliminary Development Plan dated 4/27/15 as submitted; or
- 2. Recommend approval of the Preliminary Development Plan dated 4/27/15, including any conditions; or
- 3. Recommend disapproval of the Preliminary Development Plan dated 4/27/15 as submitted.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2257-PUD-15:

1. Recommend approval of the Final Development Plan dated 4/27/15 as submitted; or
2. Recommend approval of the Final Development Plan dated 4/27/15, including any conditions; or
3. Recommend disapproval of the Final Development Plan dated 4/27/15 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. 2256-PUD-15 & 2257-PUD-15 to the City Council with a recommendation for **APPROVAL** with the following condition:

1. That construction be in general conformance with the site plan dated 05/15/2015 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
Exhibit F: Updated Site Plan (5/15/2015)
Exhibit G: Landscape Plan
Exhibit H: Pedestrian Plan
Exhibit I: Preliminary PUD Application site plan, approved 1973
Exhibit J: Phase I Final Development Plan site plan, 1976
Exhibit K: Phase II Final Development Plan site plan, 2013

cc: Ramu Ramachandran
Debra Reardanz

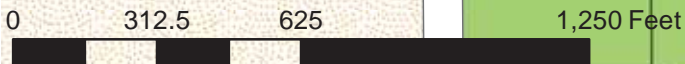
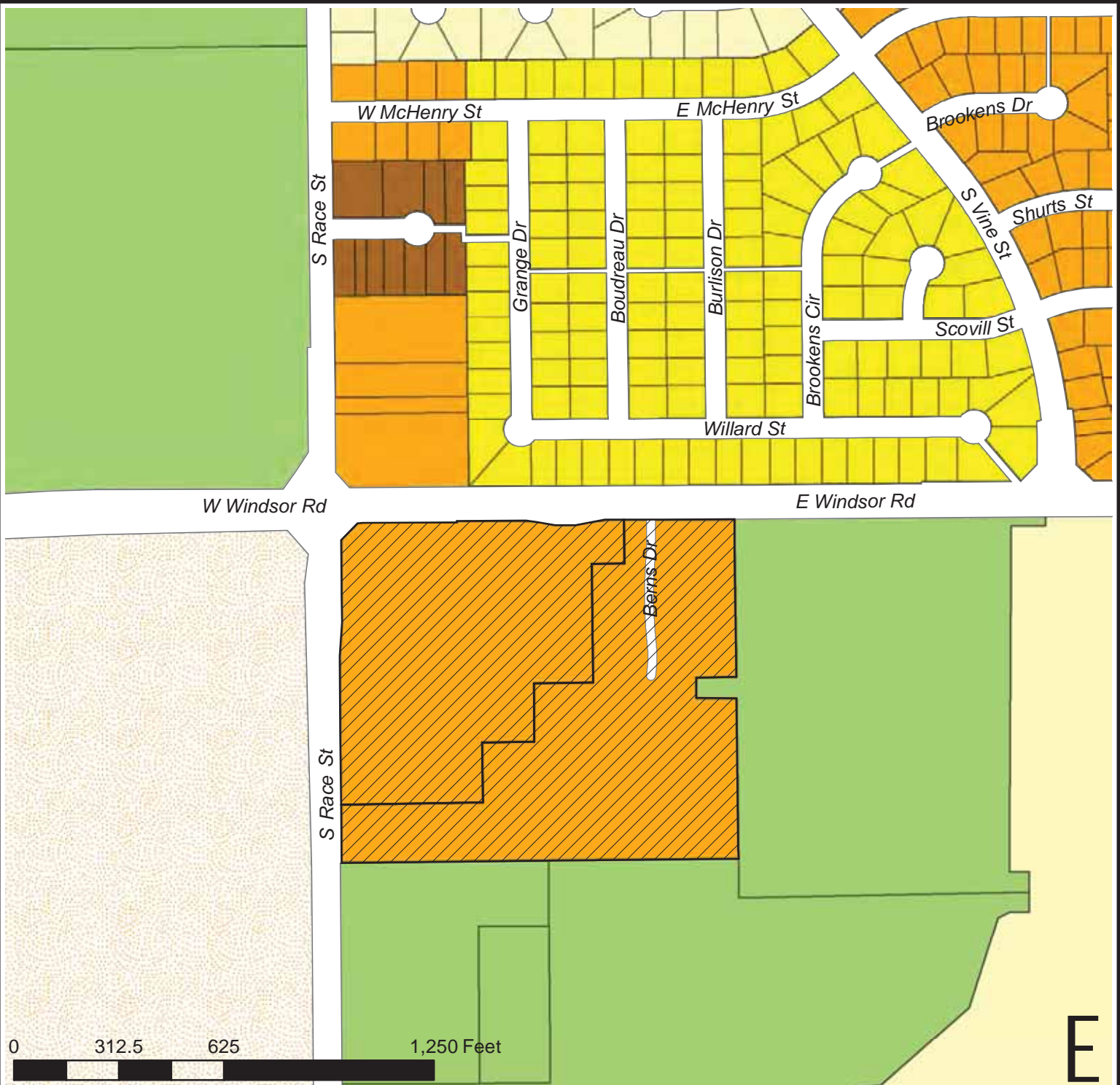
Exhibit A: Location and Land Use Map



Case: 2256-PUD-15 & 2257-PUD-15
Subject: Planned Unit Development
Location: 101 W Windsor Rd
Petitioners: Clark-Lindsey Village, Inc.

 Subject Property

Exhibit B: Zoning Map



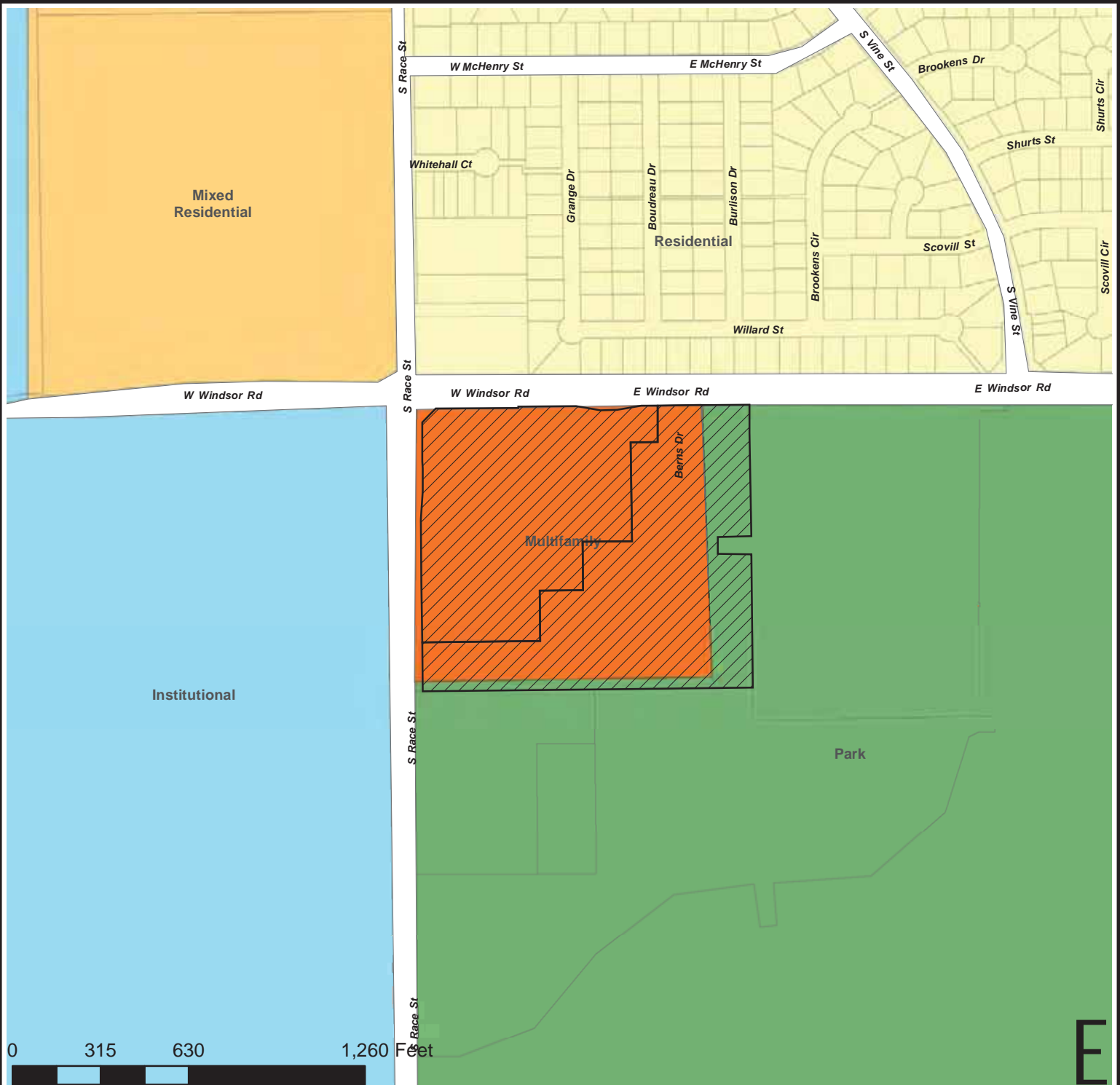
E



Case: 2256-PUD-15 & 2257-PUD-15
 Subject: Planned Unit Development
 Location: 101 W Windsor Rd
 Petitioners: Clark-Lindsey Village, Inc.

- CRE
- R2
- ETJ
- R3
- R1
- R5
- Subject Property

Exhibit C: Future Land Use Map



Case: 2256-PUD-15 & 2257-PUD-15
 Subject: Planned Unit Development
 Location: 101 W Windsor Rd
 Petitioners: Clark-Lindsey Village, Inc.

- Residential
- Mixed Residential
- Multi-Family Residential
- Institutional
- Park
- Subject Property



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

**Plan
Commission**

APPLICATION FEE - \$350.00

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: **217.344.2144 (DEB REARDANZ, CEO)**

Address (*street/city/state/zip code*): **101 WEST WINDSOR ROAD, URBANA, IL 61802**

Email Address: **DREARDANZ@CLARK-LINDSEY.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 WEST 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, CHICAG, IL 60654**

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

Name of Engineers(s): ERIKSSON ENGINEERING - MIKE RENNER AND RICK SINNOTT

Phone: **847.223.4804**

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

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

Name of Surveyor(s): ERIKSSON ENGINEERING - MIKE RENNER Phone: **847.223.4804**

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

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

Name of Professional Site Planner(s): ERIKSSON ENGINEERING - MIKE RENNER Phone: 847.223.4804

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

Email Address: MRENNER@EEA-LTD.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 61802

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 CURRENT FULLY APPROVED PUD WAS APPROVED BY THE CITY COUNCIL IN 2013. AS A CONTINUING CARE RETIREMENT COMMUNITY (CCRC), CLARK-LINDSEY PROVIDES ADDITIONAL LIVING ALTERNATIVES FOR OLDER ADULTS, AGES 55+. THE CAMPUS IS COMPRISED OF (1)

APARTMENT AND VILLA-STYLE LIVING UNITS OFTEN DESCRIBED AS "INDEPENDENT LIVING" UNITS (2) LICENSED SHELTERED CARE UNITS (ALSO REFERRED TO AS ASSISTED LIVING UNITS), AND (3) LICENSED SKILLED CARE NURSING FACILITY. THE PUD INCLUDES RECREATION AREAS, CRAFT AREAS, AN EXERCISE 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 SOCIAL CENTER INCLUDES AND WILL CONTINUE TO SUPPORT HIGH QUALITY WELLNESS, FITNESS, DINING, CULTURAL ARTS AND OTHER ACTIVITY AND AMENITY AREAS WITHIN THE OVERALL COMMUNITY. FOLLOWING NATIONAL TRENDS AND IN WISHING TO MEET COMMUNITY AND RESIDENT NEEDS, CLARK LINDSEY WISHES TO ADD TO ITS WELLNESS, FITNESS AND CULTURAL ARTS OFFERINGS.

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 CAMPUS 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

(1) TO CONSTRUCT THREE "STAND ALONE" SMALL HOMES, EACH DESIGNED TO PROVIDE HOUSING AND ASSISTED LIVING AND/OR SKILLED CARE SERVICES TO 12 ELDERS., (TWO SMALL HOMES ARE SLATED FOR AN IMMEDIATE 2015-2017 TIMEFRAME, THE THIRD IS SLATED FOR 2017-2020 TIMEFRAME

(2) AN ADDITION TO THE EXISTING BUILDING TO ACCOMMODATE AN INDOOR FITNESS POOL (IMMEDIATE 2015-2017 TIMEFRAME FOR COMPLETION)

(3) AN ADDITION TO THE EXISTING BUILDING TO EXPAND THE DINING ROOM (INTERMEDIATE 2-5 YEAR TIMEFRAME FOR COMPLETION), AND

(4) AN ADDITION TO THE EXISTING BUILDING TO ALLOW FOR ADDITIONAL OFFICE SPACE (INTERMEDIATE 2-5 YEAR TIME FRAME FOR COMPLETION).

THESE ADDITIONS 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 ORGANIZATIONS 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 DENISTY ADDITION WITH LARGE AREAS OF OPEN SPACE AND LANDSCAPING.

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 EXPANSION OF ADDITIONAL UNITS (36) AND AMENITY SPACE 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 COMPREHENISVE PLAN.

F. CLARK-LINDSEY IS REQUESTING VEHICULAR ACCESS AS SHOWN ON THE DRAWINGS.

G. CLARK-LINDSEY 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 DEVELOPMENT IS EXTENSIVE. CLARK LINDSEY HAS ALWAYS CONSIDERED ITS LANDSCAPE AND GROUNDS WITH GREAT CARE AND IS KNOWN IN THE COMMUNITY FOR THESE EFFORTS.

I. THE PLAN WILL COORDINATE WELL WITH BOTH THE CURRENT PUD AND THE ADJOINING PROPERTIES. CLARK LINDSEY STAFF CONTINUES TO WORK CLOSELY WITH THE URBANA PARK DISTRICT ON SHARED BOUNDARY AREAS TO RETAIN A NATURAL VISUAL BLENDED BOUNDARY AESTHETIC RATHER THAN A STRICT PROPERTY LANDSCAPE BOUNDARY DIVISION, WHICH IS SO

IMPORTANT TO RETAIN THE NATURAL VISUAL EDGE OF THE PROPERTY. _____

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 OLDER ADULTS AND ELECTRIC CARTS; ANTICIPATE PRIVATE DRIVE WHERE PAVEMENT IS BUILT TO CITY STANDARDS FOR STREET; 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; OLDER ADULT RECREATION IS AVAILABLE WITHIN CURRENT PUD; EXTERIOR OF ALL ADDITIONS DESIGNED TO BE APPEALING; PRINCIPAL ENTRANCES ARE DEFINED; ENERGY CONSERVATION HAS BEEN CONSIDERED AND USED IN THE DESIGN; GOOD AESTHETIC VIEWS; 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.



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

**Plan
Commission**

APPLICATION FEE - \$250.00

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.** Phone: **217.344.2144 (DEB REARDANZ, CEO)**

Address (*street/city/state/zip code*): **101 WEST WINDSOR ROAD, URBANA, IL 61802**

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

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

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Name of Surveyor(s): ERIKSSON ENGINEERING - MIKE RENNER Phone: **847.223.4804**

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

Name of Professional Site Planner(s): ERIKSSON ENGINEERING - MIKE RENNER Phone: **847.223.4804**

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Email Address: **MRENNER@EEA-LTD.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 61802**

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 CONTINUING CARE RETIREMENT COMMUNITY (CCRC), CLARK-

LINDSEY PROVIDES ADDITIONAL LIVING ALTERNATIVES FOR OLDER ADULTS, AGES 55+. THE CAMPUS IS COMPRISED OF (1) APARTMENT AND VILLA-STYLE LIVING UNITS OFTEN DESCRIBED AS "INDEPENDENT LIVING" UNITS (2) LICENSED SHELTERED CARE UNITS (ALSO REFERRED TO AS ASSISTED LIVING UNITS), AND (3) LICENSED SKILLED CARE NURSING FACILITY. THE CAMPUS INCLUDES RECREATION AREAS, CRAFT AREAS, AN EXERCISE 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.

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 ADDITIONAL 36 UNITS AND ADDITIONAL AMENITY SPACES WHICH SUBSTANTIALLY CONFORM WITH THE PLAN THAT WAS ACCEPTED BY THE CITY AS PART OF THE ORIGINAL PUD APPROVAL.

CLARK-LINDSEY IS OPERATED AS A NOT-FOR-PROFIT CORPORATION. THE 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 AND SERVICES PROVIDED BY THE 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, AND THE COMMUNITY AND 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.

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 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 MAJORITY OF CCRC RESIDENTS AND AMENITY SPACE, TO THE PARK AREAS TO THE SOUTH.**

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**

RESIDENTS.

D. CROSSWALKS - CROSSWALKS WILL BE CLEARLY DEFINED.

E. CONNECTIVITY - THE DESIGN OF THE WALKWAYS MAKE IT
CONVENIENT TO ACCESS THE MEADOWBROOK PARK WALKWAYS.

F. VEHICULAR ACCESS - CLARK-LINDSEY IS REQUESTING VEHICULAR
ACCESS AS SHOWN ON THE DRAWINGS.

G. PARKING - THE PLAN SHOWS ADEQUATE PARKING TO SUPPORT EACH
UNIT, INCLUDING RESIDENTS, GUESTS, AND EMPLOYEES. IT IS
APPROPRIATELY LANDSCAPED.

H. LANDSCAPING - LANDSCAPING IS SHOWN ON A CONCEPT BASIS. IT WILL
BE FINALIZED BY LANDSCAPE ARCHITECTS 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 ON THE PLANS. THE
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 LANDSCAPE AND POSSIBLE WATER FEATURE.

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

K. 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, ADDED INSULATION, 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.

Debra S Reardon, CEO

Applicant's Signature

4-27-15

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

Perkins Eastman

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN
PLANNING
RECREATION

04/29/2015

This package contains the following PDF files:

- 2015-04-29_Clark Lindsey PUD Binder
 1. Overall colored site plan
 2. View to Race Street from proposed drive location
 3. View from Race Street to proposed drive location
 4. View of existing trees as a screen for residents
 5. Site plan
 6. Elevations
 7. Elevations

- 2015-04-29_Clark Lindsey PUD Civil Plans

Clarification on Dimensions from Subdivision Zoning Ordinance:

A 20' two lane access drive that widens to a 28' drive with two lanes and parallel parking has been provided. Its geometry has been laid out after very careful surveys of existing trees, tree conditions, and tree drip lines, to ensure that this development is able to respect and retain as many mature existing trees as possible on the Clark-Lindsey property. This will also allow a significant amount of screening for the apartment residents. Even as little as a two or three foot widening of the access drive would have a significant impact on the root and drip lines of the existing trees.

NORTH AMERICA
BOSTON, MA
CHARLOTTE, NC
CHICAGO, IL
LOS ANGELES, CA
NEW YORK, NY
PITTSBURGH, PA
SAN FRANCISCO, CA
STAMFORD, CT
TORONTO, ON
WASHINGTON, DC

SOUTH AMERICA
GUAYAQUIL, ECU

ASIA
MUMBAI, IND
SHANGHAI, PRC

MIDDLE EAST
DUBAI, UAE

PERKINS EASTMAN ARCHITECTURE (INC)
131 WEST HURBARD STREET
SUITE 708
CHICAGO, IL 60654
T: 312.755.4700
F: 312.755.4155

WWW.PERKINSEASTMAN.COM

MEADOWBROOK PARK

URBANA PARK DISTRICT

ROAD

WINDSOR

STREET

RACE

ILLINOIS

OF

UNIVERSITY

VILLAS
VILLAS
VILLAS
VILLAS

GARAGE

POOL ADDITION
SOCIAL CENTER

MEADOWBROOK HEALTH CENTER

GARAGE

GARAGE

FUTURE DINING ADDITION
INDEPENDENT LIVING

FUTURE OFFICE ADDITION

FUTURE GREEN HOUSE

GREEN HOUSE

GREEN HOUSE



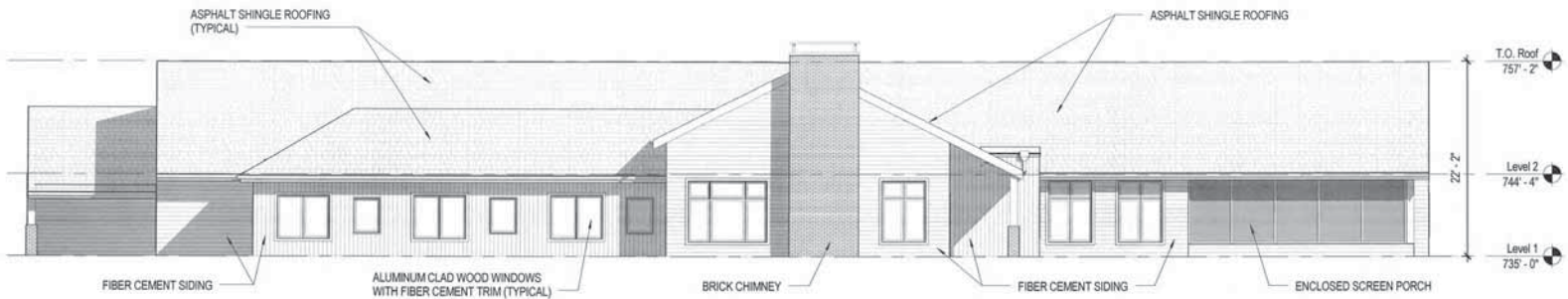
VIEW TO RACE STREET FROM PROPOSED DRIVE LOCATION



VIEW FROM RACE STREET TO PROPOSED DRIVE LOCATION



EXISTING TREES AS A SCREEN FOR RESIDENTS



NORTH ELEVATION

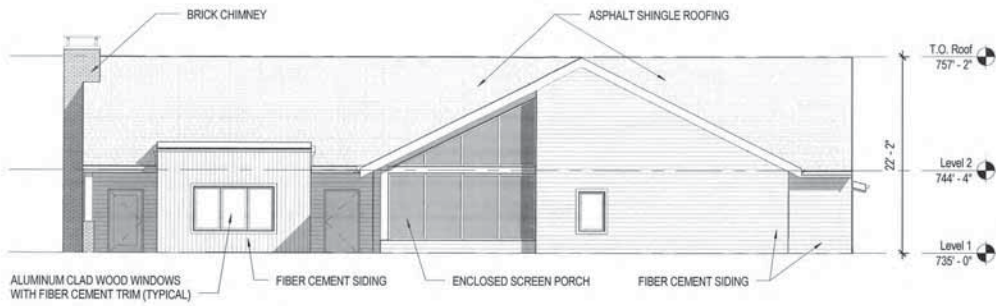


SOUTH ELEVATION

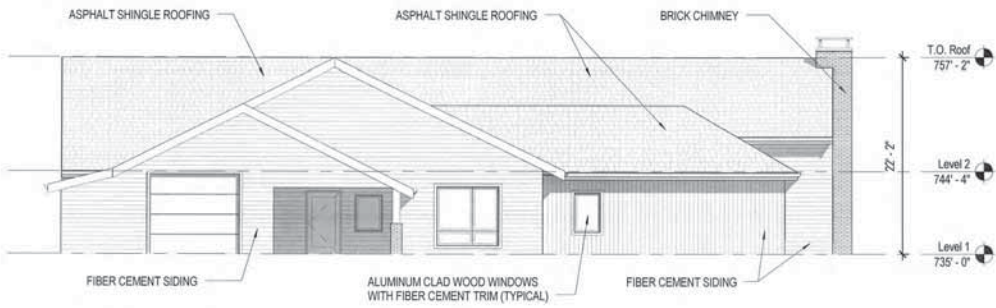
Perkins Eastman
 351 WEST HUBBARD STREET
 SUITE 708
 CHICAGO, IL 60604
 T. 312.755.1200
 F. 312.755.1155

PROJECT: CLARK-LINSEY VILLAGE: GREEN HOUSES
 DRAWING TITLE: ELEVATIONS
 DATE: 04/30/2015

PROJECT NO. 46434.00
 SCALE: 3/32" = 1'-0"
 DWG. NO.: **SK-011**



WEST ELEVATION

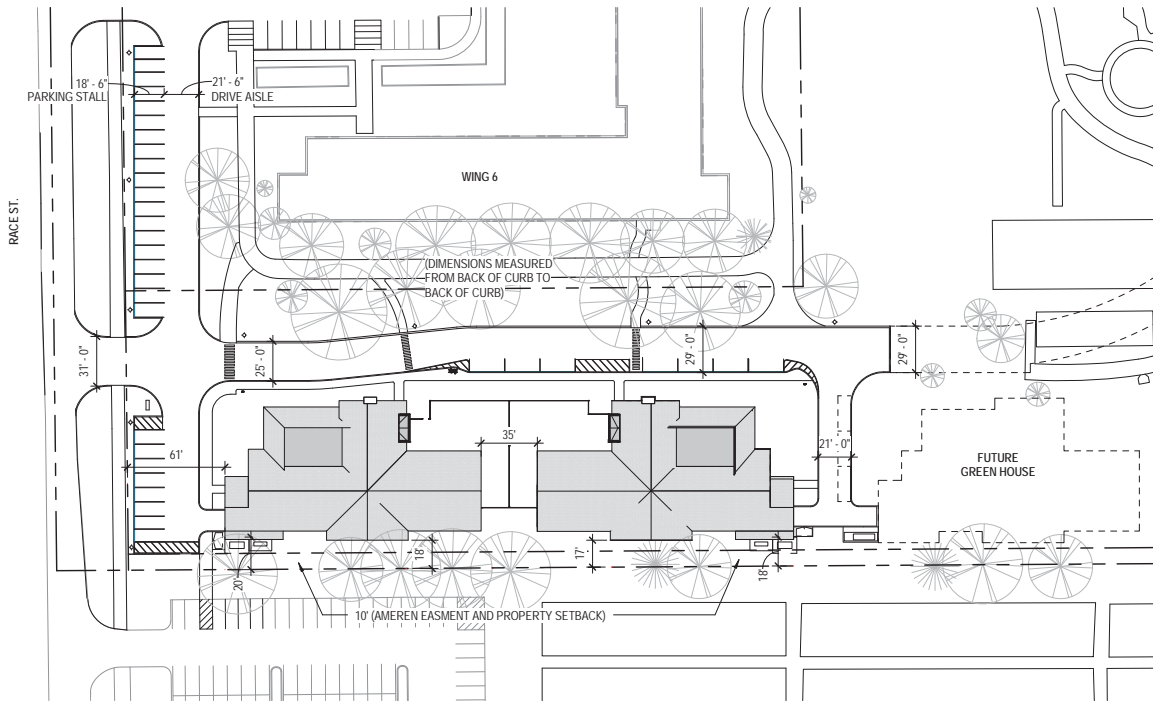


EAST ELEVATION

Perkins Eastman
 351 WEST HUBBARD STREET
 SUITE 700
 CHICAGO, IL 60654
 T. 312.755.1200
 F. 312.755.1155

PROJECT: CLARK-LINDEY VILLAGE: GREEN HOUSES
 DRAWING TITLE: ELEVATIONS
 DATE: 04/30/2015

PROJECT NO. 46434.00
 SCALE: 3/32" = 1'-0"
 DWG. NO.: **SK-012**



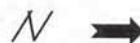
ARCHITECTURAL SITE PLAN

Perkins Eastman
 351 WEST HUBBARD STREET
 SUITE 700
 CHICAGO, IL 60654
 T. 312.755.1200
 F. 312.755.1155

PROJECT: CLARK-LINDSEY VILLAGE: GREEN HOUSES
 DRAWING TITLE: SITE PLAN
 DATE: 05/15/2015

PROJECT NO. 46434.00
 SCALE: 1" = 60'-0"
 DWG. NO.: SK-010

CLARK-LINDSEY PROPOSED PARKING - RACE STREET SOUTH

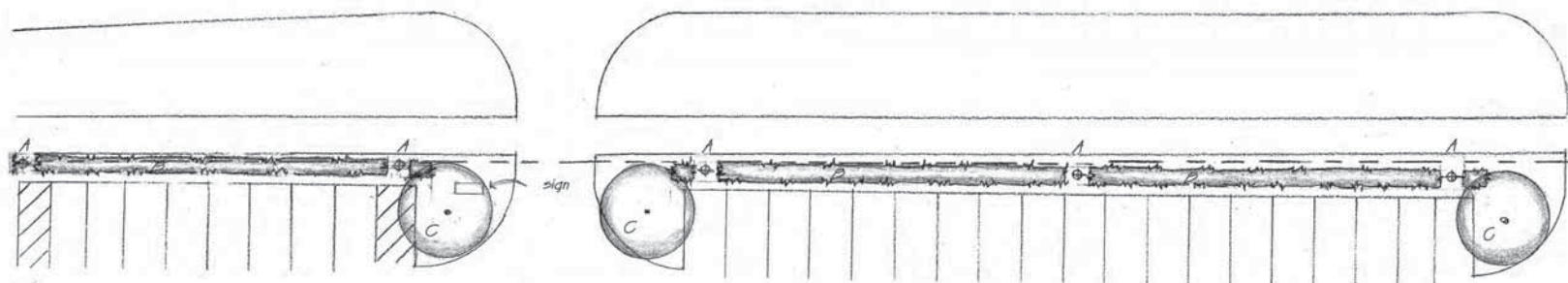


LEGEND

- A STERNBERG LED STREETLIGHT
- B TARUS MEDIA 'MICKSI'
- C ACER COMPSTRE 'QUEEN ELIZABETH'

1 INCH = 20 FEET

5-8-2015 RBJ



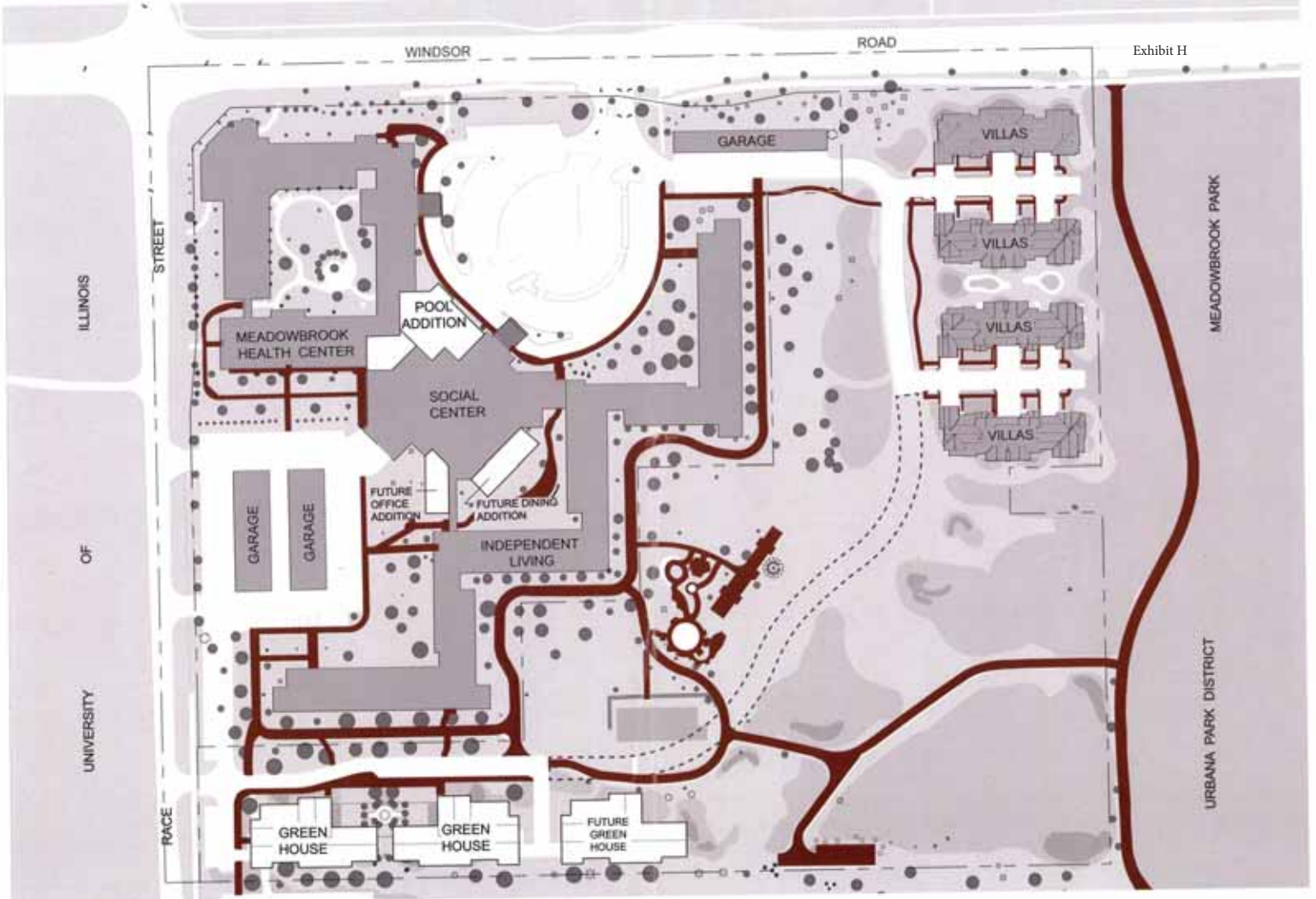


Exhibit H

NOV 1980

PRELIMINARY

OWNER
EXISTING
PROPOSED

DATE
NOV 1980

- PHASE I**
1. NURSING-RESIDENT PARTNERSHIP
 - A. 2 UNITS (RESIDENT)
 - B. 2 UNITS (ONE RESIDENT)
 2. SHELTERED CARE LIVING UNITS
 - A. 2 UNITS
 3. SHELTERED CARE LIVING UNITS
 - A. 2 UNITS (TWO BED)
 - B. 2 UNITS (ONE BED)
 - C. 2 UNITS (ONE BED)
- TOTAL LIVING UNITS FOR PHASE I: 12

- PHASE II**
4. SENIOR RESIDENT APARTMENTS
 - A. ONE RESIDENT SUITE
 - B. TWO RESIDENT SUITES
- TOTAL LIVING UNITS FOR PHASE II: 3
- TOTAL LIVING UNITS FOR CLARK LINDSEY VILLAGE: 15

REQUIREMENTS

LIVING UNITS PER ACRE: 15

PARKING

PHASE I (SEE LIVING UNIT)

COVERED: 20

OPEN: 10

TOTAL: 30

FOR RECOMMEND 2 CAR PER TWO BEDS

PHASE II

COVERED: 10

OPEN: 5

TOTAL: 15

TOTAL PARKING FOR CLARK LINDSEY VILLAGE: 45

NOTES

ALL CHANGES ARE TO BE MADE

REQUIREMENTS AND SECURITY LIGHTING AT ALL ENTRANCES, WALKS AND COMMON AREAS

SEWER COLLECTION SYSTEM

1.5 MGD (1.5 MG)

USE CONTRACT

BUILDINGS: 170,000

PARKING: 100,000

SEWER: 10,000

TOTAL: 280,000

LOT: 1,100,000

EST: 1,110,000

DATE: 11/80

SITE PLAN



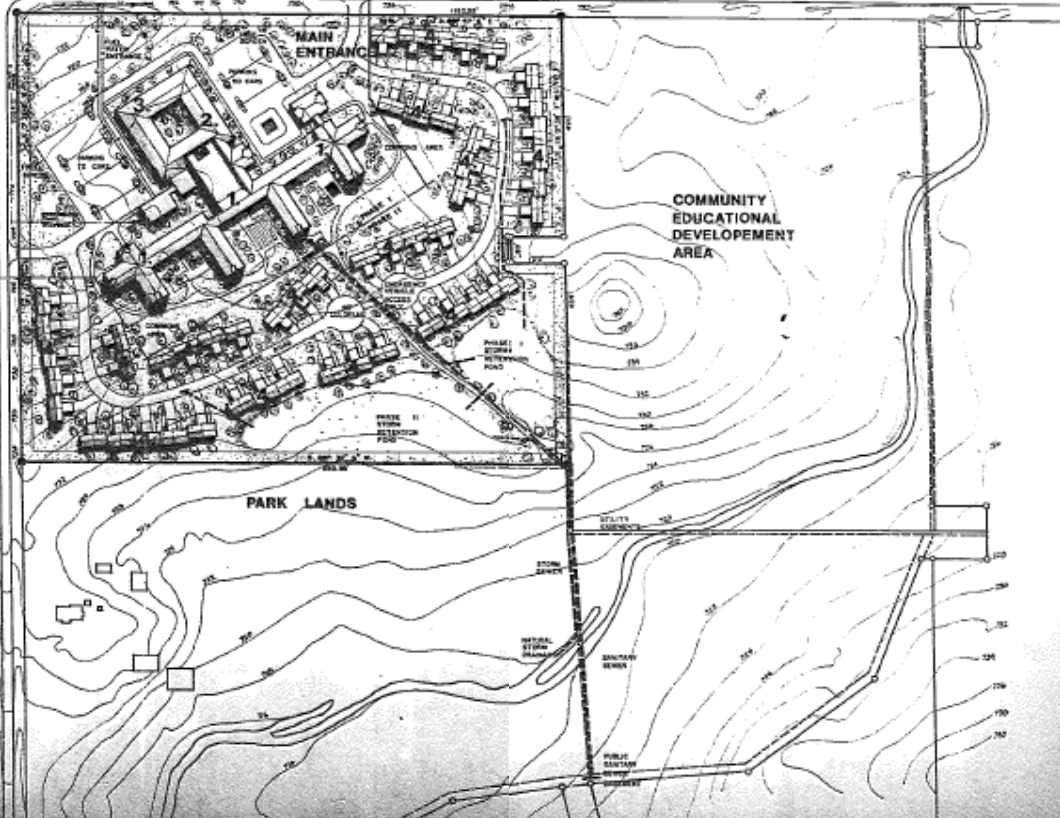
EXHIBIT I

SCALE



WINDSOR ROAD

RACE STREET



WORLD BOWERS DE SHANE COVERT
ARCHITECTS ENGINEERS PLANNERS INC.
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.

