



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Marcus Ricci, AICP, Planner II

DATE: September 4, 2020

SUBJECT: **Plan Case 2403-SU-20:** A request by the Champaign County Board and the Champaign County Humane Society for a Special Use Permit to allow expansion of the Animal Shelter and to allow construction of a Training Building at 1911 East Main Street in the R-4, Medium Density Multiple-Family Residential, Zoning District.

Introduction

The Champaign County Board (“County Board”) and Champaign County Humane Society (“Humane Society”) are jointly requesting a Special Use Permit to allow the Humane Society to construct a new training building, to expand their existing building, and to operate as an animal shelter in both buildings. Champaign County owns the underlying 51-acre parcel, and the Humane Society leases three acres on which the existing animal shelter and its grounds are located. The proposed Special Use Permit would apply to only the 3.00-acre parcel leased by the Humane Society. In any zoning district, the City Council may authorize a Special Use Permit for the construction, expansion, or alteration of any structure or use by a public service entity for a charitable or philanthropic use.¹

The Plan Commission must review the Special Use Permit application, hold a public hearing, and make a recommendation to the City Council. The City Council must then approve, approve with certain conditions, or deny the request.

Background

History

On June 15, 1987, the City Council passed Ordinance No. 8687-97, granting a Special Use Permit to the County Board and Humane Society to construct and operate an animal shelter, including an 11,000 square-foot building, “to provide animal care, shelter adoption and act as a resource center offering programs and education for the general public” (Exhibit G). The final construction included a 10,780 sf building and a 21-space parking lot. If granted, the proposed Special Use Permit would supersede the 1987 Special Use Permit.

Description of the Site and Surrounding Properties

The 51.24-acre parcel owned by the County extends from East Main Street south to Brookens Administration, and from South Lierman Avenue east to Weaver Park (Exhibit A). The area subject to the proposed Special Use Permit lies directly south of the U.S. Army Reserve parcel and measures approximately 470’ by 278’. Other nearby uses include the County Coroner and County Animal

¹ Zoning Ordinance, Section VII-7.A.

Control (west), County Juvenile Detention (southwest), University Rehabilitation assisted living facility (south), Weaver Park (east), and the U.S. Army Reserve (north). Table 1 below summarizes the current zoning, existing land uses, and 2005 Comprehensive Plan future land use designations of the site and surrounding land (Exhibits B and C).

Table 1. Zoning, Existing Land Use, Future Land Use Designation

	Zoning	Existing Land Use	Future Land Use
Site	R-4, Medium Density Multiple Family Residential	Animal Shelter	Institutional
North	R-4, Medium Density Multiple Family Residential	Military Administration	Institutional
East	R-3, Single- and Two-Family Residential & R-4, Medium Density Multiple Family Residential	Park	Park
South	R-4, Medium Density Multiple Family Residential	Residential (correctional facility; assisted living facility)	Institutional
West	R-4, Medium Density Multiple Family Residential	Animal Shelter; Medical Facility	Institutional

Proposed Use

The proposed Special Use Permit would allow for the expansion and modernization of the Humane Society’s shelter facility, enabling it to expand staff size and training, animal assessment and training, and programming for the general public. Table 2 below summarizes the current activities in the Main Building and the proposed activities in the Training Building (Exhibit D, p. 5). The mission, “to provide animal care, shelter and adoption and act as a resource center offering programs and education for the general public,” remains unchanged. The Humane Society requests the new Special Use Permit to be able to expand its mission by providing an annex “for education programs, pet-related services, staff activities, and storage.” This new building would fulfill two long-standing space needs of the organization: (1) a multi-purpose space for staff meetings and training, and for dog behavior assessment, training, and exercise; and (2) a program space for the public, including dog training classes, education programs, volunteer orientation and training, and pet-related services, such as low-cost vaccine clinics for dogs and cats.

Table 2. Existing and Proposed Activities and Locations

Proposed Location	General Activity	Facilities and Specific Activities
Main Building	Current Activities: to provide animal care, shelter and adoption and act as a resource center offering programs and education for the general public.	Animal holding areas for dogs, small animals
		Veterinary facilities
		Animal isolation areas for dogs and cats
		Animal Adoption area and reception
		Administrative offices
Training Building	Proposed Activities: an annex for education programs, pet-related services, staff activities, and storage.	Staff work areas
		Staff and volunteer meetings and training
		Shelter dog assessment, training, and exercise
		Dog training classes for general public
		Education programs for general public
		Vaccine clinics for low-income pet owners
		Staff and volunteer meetings/training
		Shelter dog assessment, training, and exercise
		Dog training classes for general public
Education programs for general public		
Storage space for shelter supplies and equipment		

Proposed Expansion Activities

The proposed construction activities include (Exhibit H: Sheets A2-A4):

- removal of garage, patio, portions of the walking trail and some mature trees
- demolition of the Main Building's east wall and construction of a new addition (2,659 sf)
- construction of a new Training Building (6,914 sf)
- addition of 25 parking spaces
- installation of additional stormwater detention

The Zoning Ordinance requires that stormwater detention be provided on site for projects this size. Installation of the additional detention area on the leased tract would require removal of additional mature trees (Exhibits E & F). The applicants request that the stormwater detention be allowed to be created west of the leased tract on adjacent land also owned by the County (Exhibits F & H, Sheet C5). Staff review of the proposed building plans of the expanded facility confirm they meet the development regulations of the R-4 Medium Density Multiple Family Residential zoning district.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A. of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The proposed expansion of use would continue to be conducive to the public convenience at this location. The Humane Society has been operating as a non-profit animal shelter and adoption center at this location since 1988, which is well known to the community, and its proximity to Champaign County Animal Control is highly convenient for both the Humane Society and Animal Control. The facility is convenient to the public because it is located near two major thoroughfares (East Main Street and Washington Avenue) and is easily accessible from I-74. East Main Street, Washington Avenue, and Lierman Avenue are also equipped with bike lanes and shared-use paths, with sidepaths or shared-use paths proposed by the 2016 Urbana Bicycle Master Plan along Art Bartell Road, the loop in front of the shelter facility, and between the shelter and Weaver Park. There are several MTD bus stops nearby along Lierman and Washington Avenues and East Main Street. Staff found no record of any complaints regarding traffic or safety issues for the site.

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 to the public welfare.

The proposed expansion of use would continue to be operated so as not to be injurious or detrimental to the R-4 zoning district, or injurious to the general public. The Humane Society has operated in the existing building for 31 years without causing injury or detriment to the public welfare. The proposed programming at the Training Building will be similar in scope, magnitude, and timing to the current programming. The design of the buildings, the landscaped berms, and mature landscaping is such that animal noise and odor are not detectable outside the building. The grounds are well maintained and animal excrement is picked up daily.

3. That 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, except where such regulations and standards are modified by Section VII-7.

The proposed expansion of use will continue to conform to the regulations and standards of, and preserve the essential character of, the R-4 zoning district, which is the also the site of Champaign County Animal Control and other governmental and private agencies that serve the public welfare. The buildings' size, height and materials will be compatible with the other buildings of the County complex, and with the applicable development regulations.

Overview

The expansion of the Champaign County Humane Society would benefit the City and meet the criteria for Special Use Permit approval. It would be an infill development of an existing parcel that would meet requirements for open space and landscaping to continue to buffer the animal shelter activities from neighboring uses.

In response to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

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 or 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; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Summary of Findings

1. The Champaign County Board and Champaign County Humane Society have jointly requested a Special Use Permit to allow the Society to construct a new training building, to expand the existing main building, and to continue operating as an Animal Shelter at 1911 East Main Street in the R-4, Medium Density Multiple Family Residential, Zoning District.
2. The City Council may authorize, in any zoning district, a Special Use Permit for the construction, expansion, or alteration of any structure and/or use by a public service entity for a charitable or philanthropic use.
3. The Special Use Permit would only apply to the three-acre tract leased by the Humane Society, and not to the remainder of the 51.24-acre parcel owned by the County. The permit would continue to allow for the current general mission “to provide animal care, shelter and adoption

and act as a resource center offering programs and education for the general public” and the expanded mission of providing an annex “for education programs, pet-related services, staff activities, and storage.”

4. The proposed expansion of use would continue to be conducive to the public convenience at this location as it has since 1987, because of the ease of access for people who drive, bike , and take public transit. Its location is well known to the public and is convenient by being in close proximity to the neighboring Champaign County Animal Control facility.
5. The proposed expansion of use continues to be designed, located, and will continue to be operated so that it will not be unreasonably injurious or detrimental to the R-4 district in which it shall be located, or injurious to the public welfare because it has operated for 31 years without causing injury or detriment, and the proposed programming at the Training Building will be similar in scope, magnitude, and timing to the current programming.
6. The proposed expansion of use would preserve the character of the R-4 zoning district, as it would continue to be compatible with the surrounding public welfare land uses, and the expansion itself conforms with the applicable development regulations.

Options

The Plan Commission has the following options in Plan Case 2403-SU-20:

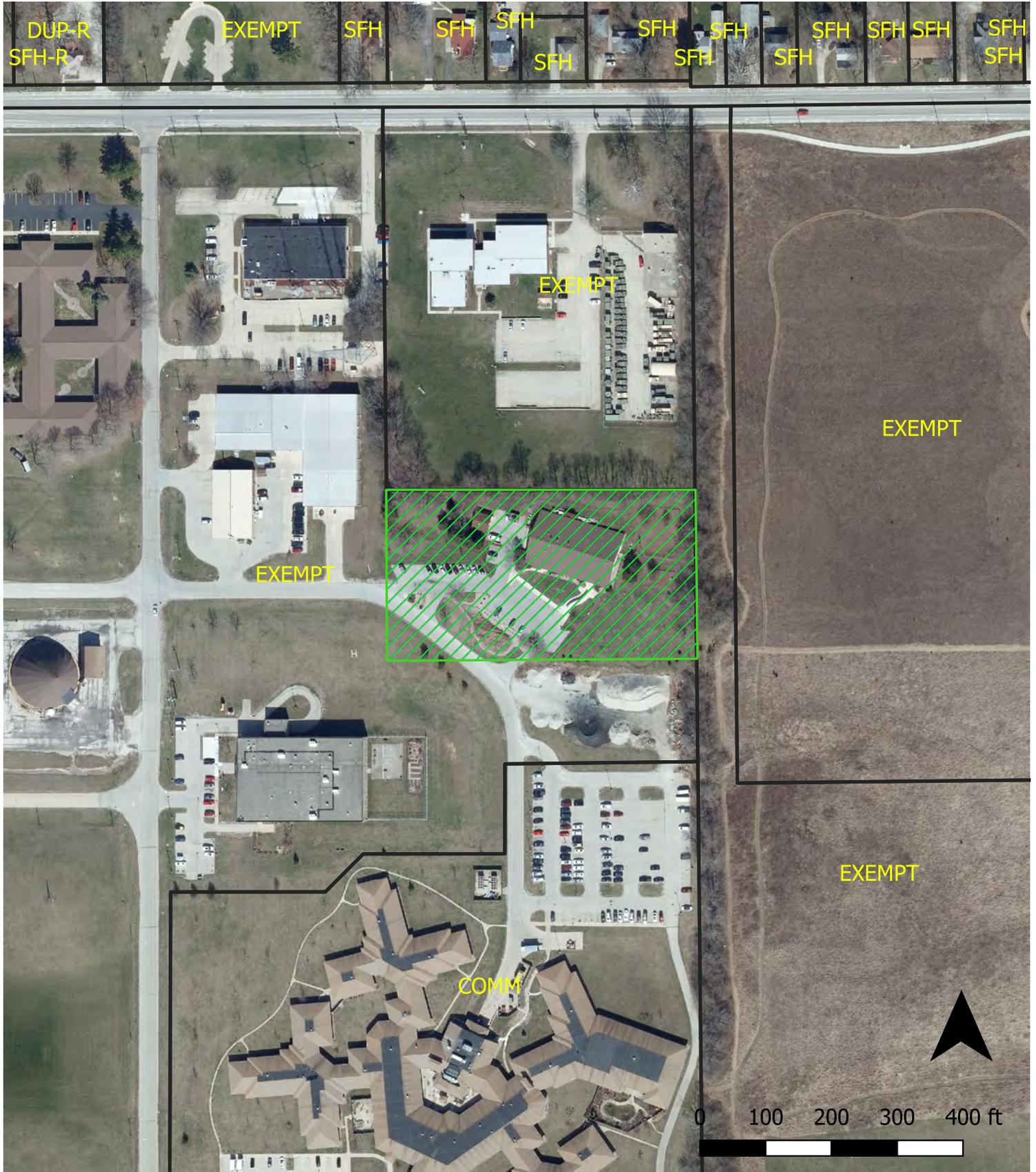
1. Recommend approval of the Special Use Permit without any additional conditions.
2. Recommend approval of the Special Use Permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City’s municipal code.
3. Recommend denial of the Special Use Permit. If the Plan Commission elects to do so, it should articulate the findings supporting its denial.

Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed Special Use Permit in Plan Case No. 2403-SU-20, as submitted.

Attachments: Exhibit A: Location & Land Use Map
 Exhibit B: Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Application for Special Use Permit
 Exhibit E: Site Photos
 Exhibit F: Stormwater Detention Location
 Exhibit G: 1987 Special Use Permit Ordinance, Staff Report & Minutes
 Exhibit H: Site Plans

Exhibit A - Location & Land Use

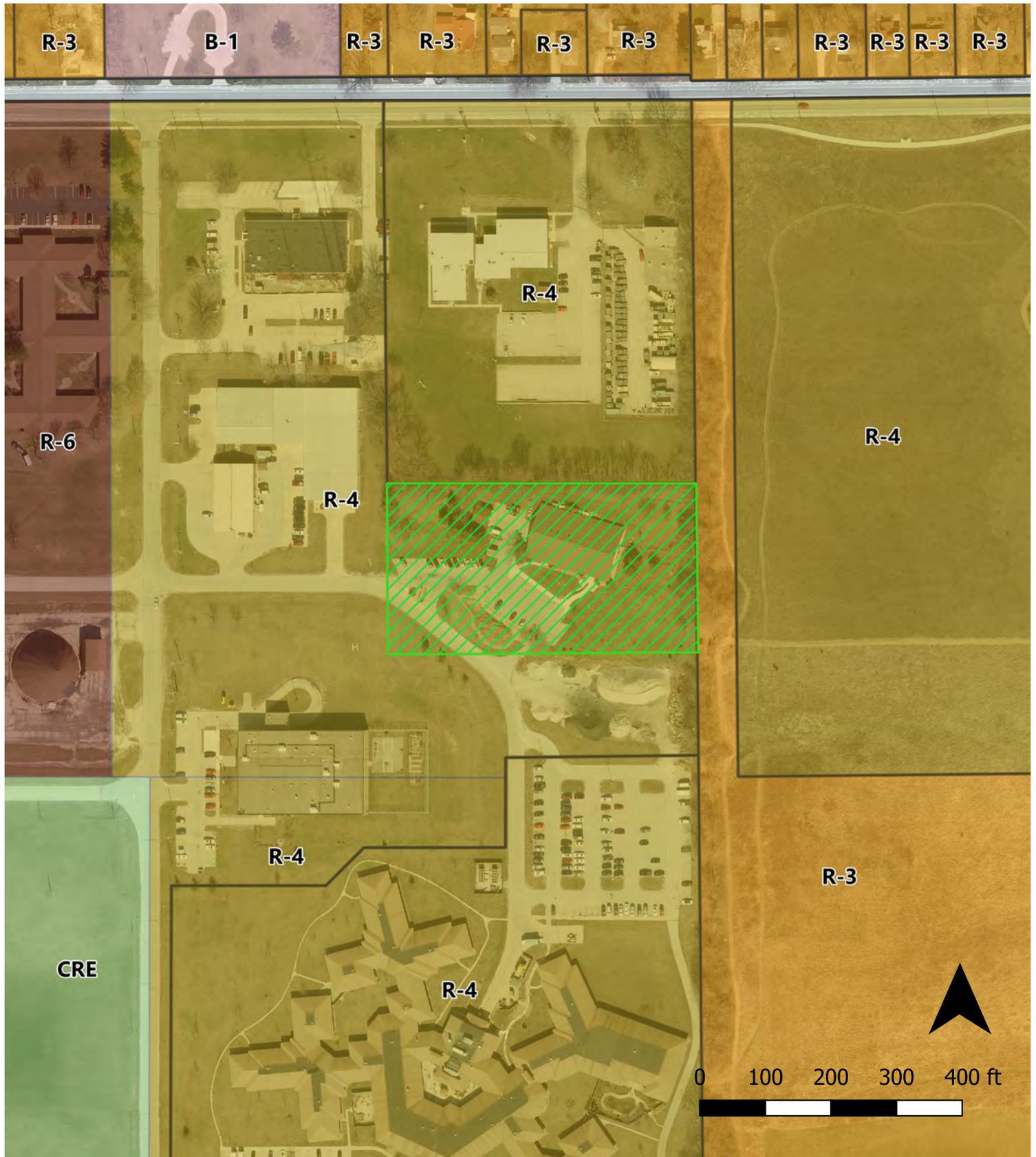


Case: 2403-SU-20
Subject: Animal Shelter Special Use Permit
Location: 1911 East Main Street
Applicant: Champaign County Board & Humane Society

Legend

 Subject Property

Exhibit B - Current Zoning



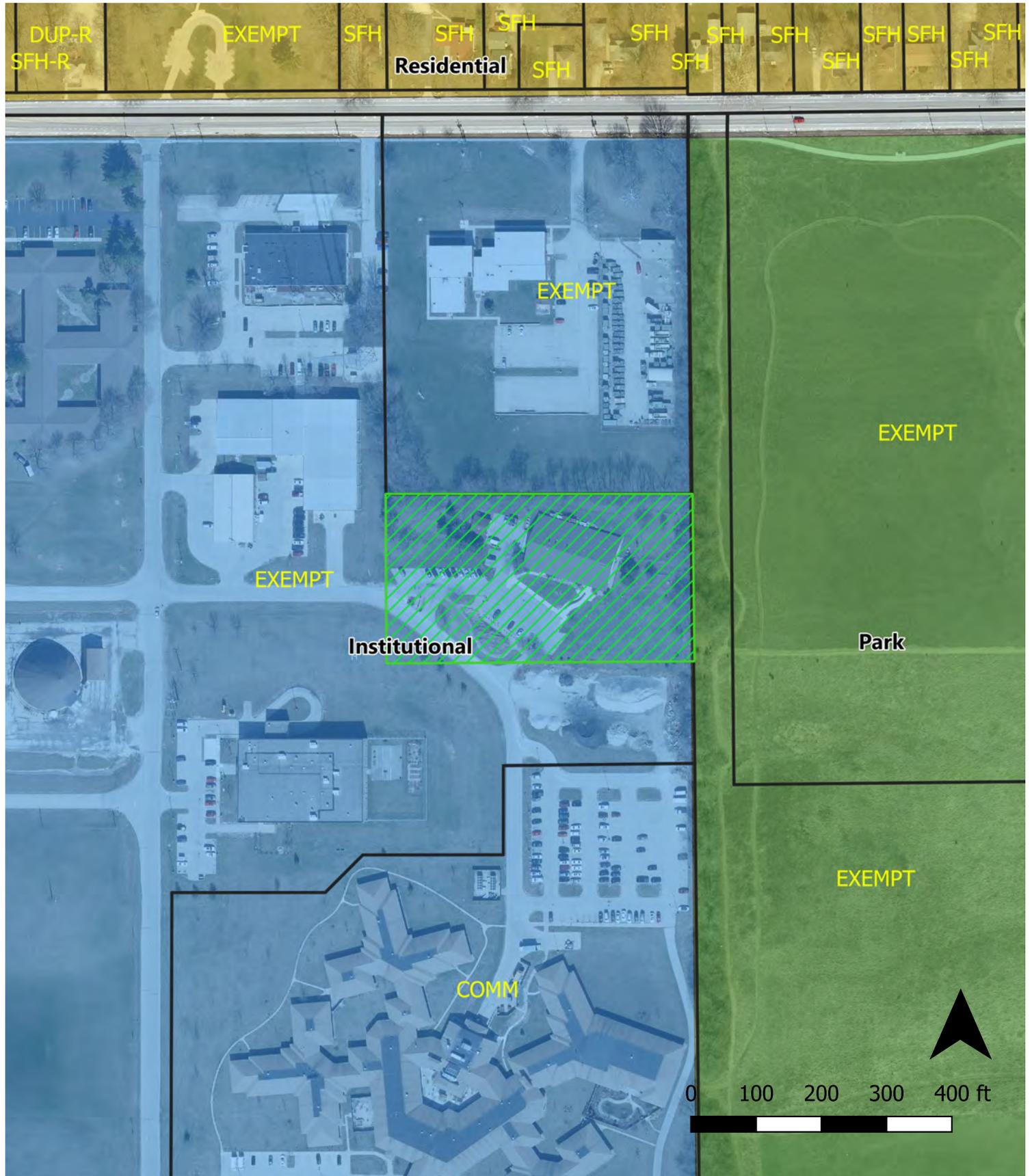
Case: 2403-SU-20
 Subject: Animal Shelter Special Use Permit
 Location: 1911 East Main Street
 Applicant: Champaign County Board & Humane Society

Legend

 Subject Property

- | | |
|--------|---|
| Zoning |  R-3 |
| |  R-4 |
| |  B-1 |
| |  CRE |
| |  R-6 |

Exhibit C - Future Land Use



Case: 2403-SU-20
Subject: Animal Shelter Special Use Permit
Location: 1911 East Main Street
Applicant: Champaign County Board & Humane Society

Legend

 Subject Property



Application for Special Use Permit

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City’s website at http://www.urbanaininois.us/fees for the current fee associated with this application. The Applicant is also responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section _____ of the Urbana Zoning Ordinance to allow (Insert proposed use) _____ on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Champaign County Humane Society (CCHS) Phone: 217-344-7297
Address (street/city/state/zip code): 1911 East Main Street
Email Address: director@cuhumane.org

2. PROPERTY INFORMATION

Address/Location of Subject Site: 1911 East Main Street
PIN # of Location: 92-21-16-200-024
Lot Size: 53.66 acres
Current Zoning Designation: R-4
Current Land Use (vacant, residence, grocery, factory, etc): Animal Shelter
Proposed Land Use: Animal shelter and Adoption Center
Legal Description (If additional space is needed, please submit on separate sheet of paper): See Attached

3. CONSULTANT INFORMATION

Name of Architect(s): Andrew Fell Architecture and Design

Phone:

Address (*street/city/state/zip code*): 515 North Hickory, Suite 101, Champaign, IL 61820

Email Address: andrew.fell@andrewfell.com

Name of Engineers(s):

Phone:

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

Email Address:

Name of Surveyor(s): BKB Engineering (Bryan Bradshaw)

Phone: 217-531-2971

Address (*street/city/state/zip code*): 301 N. Neil, Suite 400, Champaign, IL 61820

Email Address: bbradshaw@bkbeng.com

Name of Professional Site Planner(s): BKB Engineering

Phone:

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

Email Address:

Name of Attorney(s): Darren Taylor - Harrington Law

Phone: 217-352-4167

Address (*street/city/state/zip code*): 201 West Springfield Avenue, Suite 601, Champaign, IL 61820

Email Address: darren@harringtonlawllc.com

4. REASONS FOR SPECIAL USE PERMIT

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

See Attached

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.

See Attached

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.

See Attached

Champaign County Humane Society

Special Use Permit Application

Nature of Request

The Champaign County Humane Society and Champaign County Board are co-petitioning the City for a Special Use Permit to allow expansion of the existing 10,800 sq. ft. facility and construction of an adjacent 5,700 sq. ft. building annex. The Humane Society holds a land lease for approximately three acres of land owned by Champaign County.

Section 4

Explain how the proposed use is conducive to the public convenience at the proposed property.

Under the prior Special Use Permit issued in 1987, the Humane Society has been operating its facility “to provide animal care, shelter and adoption and act as a resource center offering programs and education for the general public.” That purpose remains un-changed. The Humane Society seeks only to expand its animal-shelter facility to modernize its animal housing, expand office space for a larger staff, and provide better accommodations for its animal population. In addition, it seeks to construct a building annex that will fulfill two needs of the organization: (1) a multi-purpose space for meetings, training, and dog behavior assessment, training, and exercise; and (2) a space in which to hold programs for the public, including dog-training classes, education programs, volunteer orientation & training, and pet-related services, such as low-cost vaccine clinics for dogs and cats.

The existing Champaign County Humane Society building has been operating as a non-profit animal shelter and adoption center at this location since 1988. The location is well-known to the community and its proximity to Champaign County Animal Control is highly convenient for both CCHS and Animal Control. The facility is convenient to the public because it is located directly south of a major roadway and is easily accessible by the interstate system.

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.

The site plan shows the proposed design and location of the facility/expansion, the proposed location for the new Building Annex, parking area, and access road. The existing building has operated for 31 years without causing injury or detriment to the public welfare. The design of the animal shelter is such that animal noise and odor are not detectable outside the building. The grounds are well-maintained and animal excrement is picked up daily. The programming for the newly constructed Building Annex will not be injurious or detrimental to the public welfare. The increase in vehicle traffic to the property will be modest and will occur coincident to weekly, monthly, or yearly events, as opposed to causing an increase in daily traffic to the facility.

Explain how 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 proposed use conforms to existing standards and will preserve the essential character of the district, which is home to Champaign County Animal Control and a mix of governmental and privately operated agencies that serve the public welfare. The buildings' size, height and materials will favorably conform with the buildings of the county complex.

Attachment to SUP Application for Champaign County Humane Society

Shelter Building – Original Construction Completed in 1988; Proposed Expansion

Originally Permitted Activities	Proposed Activities
To provide animal care, shelter and adoption and act as a resource center offering programs and education for the general public.	To provide animal care, shelter and pet adoption and act as a resource center offering programs and education for the general public.
	Specifics:
	Animal holding areas for dogs, small animals
	Veterinary facilities
	Animal isolation areas for dogs & cats
	Animal Adoption area & reception (open to public)
	Administrative offices
	Staff work areas

Education Building – New Construction Proposed

Originally Permitted Activities	Proposed Activities
A resource center offering programs and education for the general public	An annex for education programs, pet-related services, staff activities, and storage.
	Specifics:
	Storage space for shelter supplies & equipment
	Multi-purpose space for:
	Staff & volunteer meetings/training
	Shelter dog assessment, training, & exercise
	Dog training classes for general public
	Education programs for general public
	Vaccine clinics for low-income pet owners

ADDITIONAL SIGNATURES

I certify all the information contained in this 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.

Mary Tiefen 8/6/20
Applicant's Signature Date

Mary Tiefenbrunn
Printed name

Executive Director
Champaign County Humane Society

Dana Brenneke 8/6/20
Applicant's Signature Date

DANA BRENNKE
Printed name

Facility Director
Champaign County

LAND LEASE AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN AND THE CHAMPAIGN COUNTY HUMANE SOCIETY

This lease agreement is made and entered into this 20th day of August, 2015, by and between the County of Champaign (hereinafter referred to as "Landlord") and the Champaign County Humane Society (hereinafter referred to as "Tenant").

ARTICLE I

Premises

Landlord does hereby lease to Tenant a tract or parcel of land, containing 3 acres, more or less, situated in Champaign County, State of Illinois, more particularly described as follows:

Commencing at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Section 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 583' along the East line of said Sec. 16 to the point of beginning; thence West a distance of 470' along a parallel of the East Main Street South Right-of-Way line; thence South a distance of 278.04' parallel with the East line of said Sec. 16; thence East a distance of 470' along a parallel of the East Main Street South Right-of-Way line to a point in the line of the East line of said Sec. 16 to the point of beginning, at the corner of a tract described in Book 648, Page 40 of the Champaign County Recorder's Office.

ARTICLE II

Term

This lease agreement shall commence January 1, 2016 and continue through and including December 31, 2026, unless sooner terminated or extended by written agreement of the parties, with an option to renew for three additional five-year term if notice of intent to renew is provided to the Landlord 90 days before the end of each lease term (the first renewal notice to occur by October 1, 2026), each renewal term to be subject to agreement by the parties regarding any change in the rental rate.

ARTICLE III

Rent

Rent for the said premises shall be at the following rate: \$583.33 per month for the first ten year term of the lease which is equal to an annual rate of \$7,000. If the Tenant seeks to renew this Lease for the subsequent five-year terms as set forth in Article II, the rent for the subsequent terms shall be negotiated by the parties before the renewal is executed. In the event the parties do not agree to the rental rate for the subsequent terms prior to December 1st of the renewal term year as documented in Article II, the option to renew shall be deemed to have been waived.

ARTICLE IV

Use of Lease Premises

1. Tenant shall have the right, during the existence of this lease, to attach fixtures, and erect structures or signs, in or upon the premises hereby leased, in accordance with applicable laws. The fixtures and

structures, or signs, so placed in, upon, or attached to the said premises shall be and remain the property of the Tenant and may be removed, abandoned or otherwise disposed of by the Tenant.

2. Tenant is granted an easement of access through County property to the leased premises. Access to the leased premises shall be solely by way of a driveway off of S. Art Bartell Drive on the County's Property. The Landlord will be responsible for maintenance of the S. Art Bartell Drive, the Tenant will be responsible for maintaining the driveway to its facility off of S. Art Bartell Drive.

3. The Landlord granted an easement for sanitary sewer purpose to the Tenant as indicated on the map, attached as Exhibit 1 and incorporated herein. The Tenant has been granted authority to tap into the Landlord's sewer line serving County facilities at the Tenant's expense. The Tenant shall not permit any further extension of the line, or use by any other entity without the express written permission of the Landlord. The Tenant shall arrange and be responsible for separate sanitary sewer billing from the Urbana-Champaign Sanitary District. The Tenant shall be responsible for any tap-in fees which may be charged by the Sanitary District. The Tenant shall be liable for all property damage on or to the property as a result of the installation or subsequent use of the tap-in line.

4. Easements for any other utilities shall be mutually agreed upon in writing by the parties.

5. The Landlord retains the right of entry at all reasonable and necessary times with reasonable notice to the Tenant to inspect the premises and to make necessary repairs to the premises.

6. The Tenant is responsible and liable for any ordinance, statutory or regulatory violations that result from Tenant's use or misuse of the property.

ARTICLE V

Subletting and Assignment

Tenant shall not assign, mortgage, pledge, or encumber this lease, or sublet the said lease premises or any part thereof, without first obtaining the written consent of Landlord.

ARTICLE VI

Insurance

Tenant shall indemnify and hold the Landlord harmless for any liability which the Landlord may incur because of the Tenant's activities or use of this property or because of the activities or use by persons involved or permitted to use the property by the Tenant.

ARTICLE VII

Cumulative Remedies and Waiver

The specified remedies to which Landlord may be entitled under the terms of this lease agreement are cumulative, and are not intended to be exclusive of any other remedies or means of redress to which Landlord may be lawfully entitled in case of any breach or threatened breach by Tenant as to any provision of this lease agreement. The failure of Landlord to insist on strict performance of any covenant or condition of this lease agreement, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance. No waiver by Landlord of any provision of this lease agreement shall be deemed to have been made unless made in writing and signed by Landlord.

ARTICLE XVIII

Partial Invalidity

Should any provision of this lease agreement be or become invalid or unenforceable, the remaining provisions shall be and continued to be fully effective.

ARTICLE XIX

Successors

All of the terms and provisions of this lease agreement shall be binding upon and inure to the benefit of and be enforceable by and upon the representatives, successors and assigns of Landlord and Tenant.

ARTICLE XX

Notices and Payments

All rent or other payments due by Tenant pursuant to this lease agreement shall be paid to Landlord at the office of the Champaign County Administrator, 1776 E. Washington St., Urbana, IL 61802, or such other place as Landlord may from time to time designate by written notice to Tenant. All notices required or desired to be furnished to Landlord by Tenant shall be in writing and shall be furnished by mailing the same by certified mail to Landlord, address to Champaign County Administrator, 1776 E. Washington St., Urbana, IL 61802. All notices from landlord to Tenant shall be in writing and shall be furnished by landlord by mailing the same by certified mail addressed to Champaign County Humane Society, 1911 E. Main Street, Urbana, IL 61802.

ARTICLE XXI

Governing Law

This lease agreement shall be construed, enforced, and considered made in accordance with the laws of the State of Illinois.

ARTICLE XXII

Titles

All titles, captions and headings contained in this lease agreement are for convenience only and shall not be taken into consideration in any construction or interpretation of this lease agreement, or any of its provisions.

ARTICLE XXIII

Entire Agreement

The terms of this lease agreement constitute the whole and entire agreement between the parties, and supersede any and all prior understandings, discussions, agreements or otherwise between the parties hereto with respect to the subject matter hereof.

ARTICLE XXIV

Exhibit D - Application for Special Use Permit

Amendment

No amendment to this lease agreement shall be effective unless it is in writing and signed by the parties hereto.

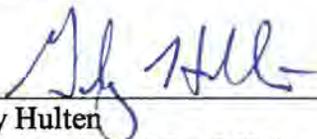
IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above written, in duplicate documents, each of which shall be considered to be an original.

COUNTY OF CHAMPAIGN
Landlord

CHAMPAIGN COUNTY HUMANE SOCIETY
Tenant

BY: 
Patti Petrie
County Board Chair



ATTEST: 
Gordy Hulten
County Clerk and Ex-Officio
Clerk of the County Board

BY: _____

Exhibit E – Site Photos



Figure 1. Looking northeast across parking lot towards Main Building.



Figure 2. Looking west across parking lot towards proposed Training Building site.



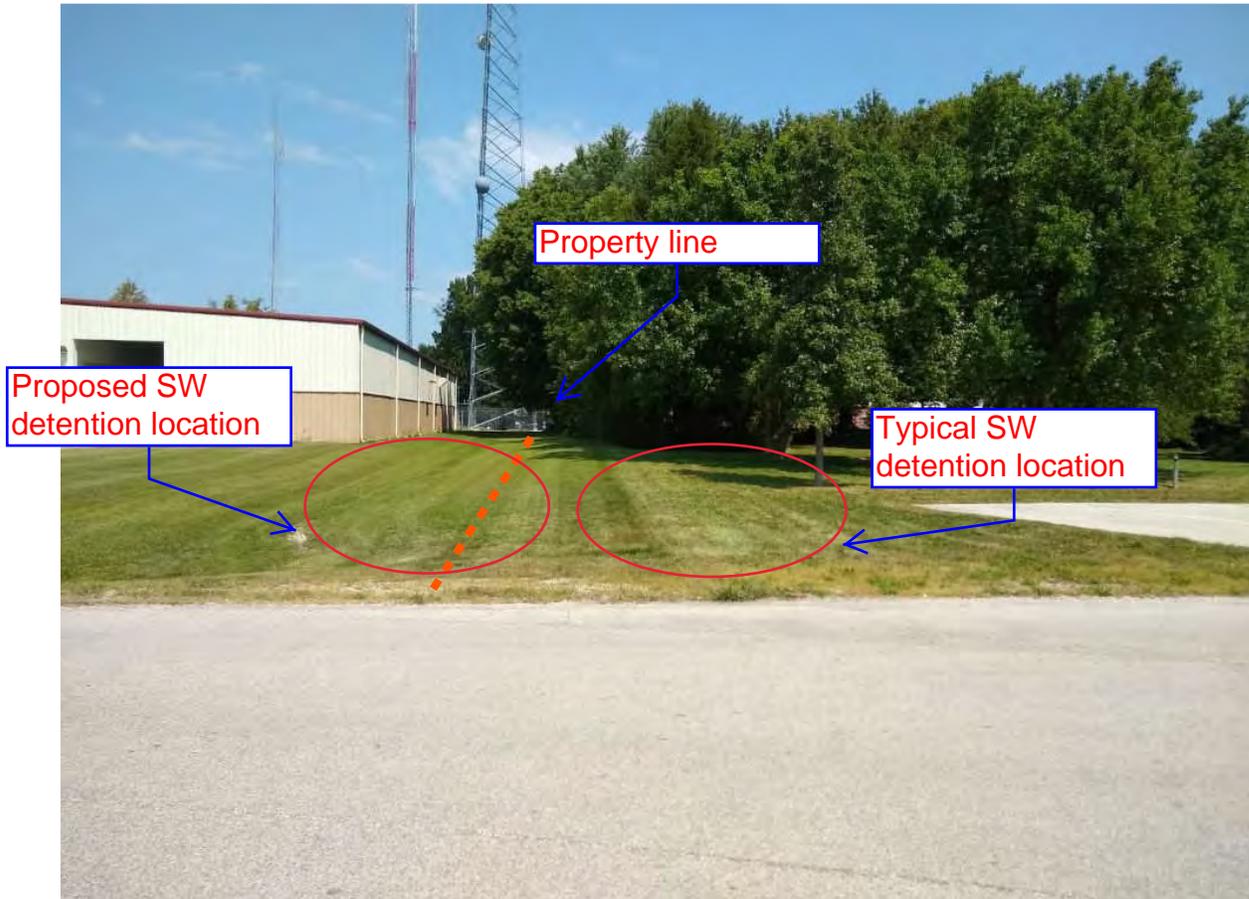
Figure 3. Looking east across Training Building site.



Figure 4. Looking northwest towards Training Building site.

Exhibit F - Stormwater Detention Location

CHAMPAIGN COUNTY HUMANE SOCIETY
ZONING COMPLIANCE PLAN REVIEW WORK SHEET
ATTACHMENT ZCPRW 3A
STORM WATER DETENTION



VIEW LOOKING NORTH

PROPOSED DETENTION AREA TO BE LOCATED BETWEEN THE CHAMPAIGN COUNTY CORRONOR BUILDING TO THE LEFT AND THE TREES TO THE RIGHT. TO FIT THE DETENTION AREA ON THE LAND UNDER THE CHAMPAIGN COUNTY HUMANE SOCIETY LAND LEASE, THE MAJORITY OF THE TREES IN THIS PHOTO WILL BE REQUIRED TO BE REMOVED.



VIEW LOOKING WEST

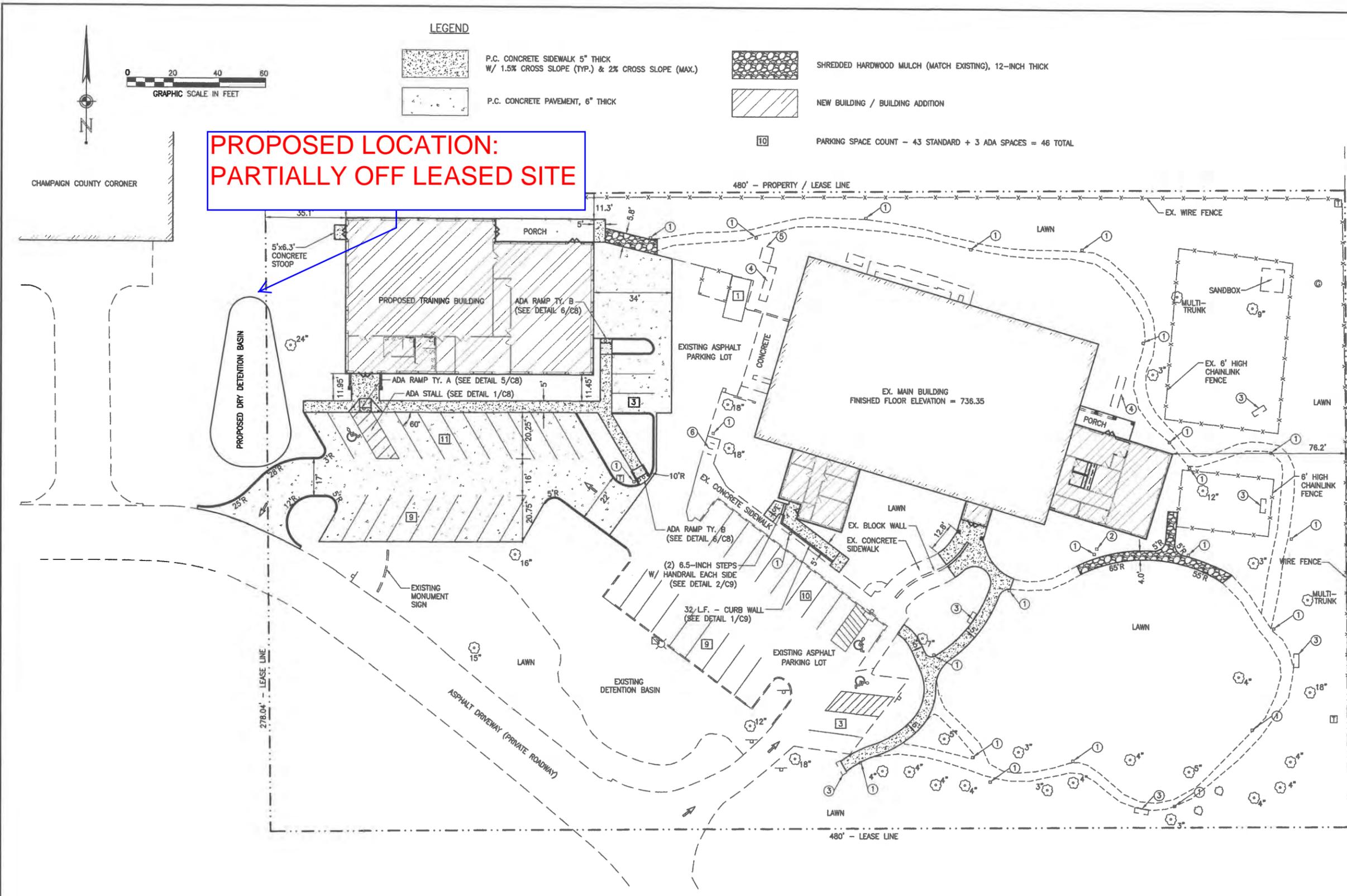
TREES TO BE REMOVED FOR ON-SITE DETENTION



VIEW LOOKING NORTH-WEST

TREES TO BE REMOVED FOR ON-SITE DETENTION

Exhibit F - Stormwater Detention Location



REVISIONS	NO.	DATE	DESCRIPTION

BKB
ENGINEERING

301 N. NEL STREET, SUITE 400 | CHAMPAIGN, IL 61820
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

SITE LAYOUT PLAN

HUMANE SOCIETY OF CHAMPAIGN COUNTY
1911 E. MAIN ST.
URBANA, ILLINOIS

PROJECT: 40-1903
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 6/1/20
SHEET: C2A

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

ORDINANCE NO. 8687-97

AN ORDINANCE GRANTING A SPECIAL USE PERMIT

WHEREAS, the Champaign County Humane Society and the Champaign County Board have submitted their petition for a Special Use Permit to allow the construction of an animal shelter on real estate owned by Champaign County and leased by the said Champaign County Humane Society, located behind the existing U.S. Army Reserve building (2001 East Main, Urbana, Illinois), and zoned R-4 Medium Density Multiple Family Residential, and

WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and public hearing thereon, in Plan Case #1253-SU-87, and

WHEREAS, the Urbana Plan Commission has recommended approval of the requested Special Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE URBANA CITY COUNCIL, that:

1. A Special Use Permit is hereby granted to the petitioners, Champaign County Humane Society and Champaign County Board, to use the property located behind the existing U.S. Army Reserve building (2001 East Main, Urbana, Illinois), for the construction of an animal shelter, subject to the conditions set forth in paragraph 2 below, the said property being legally described as:

Starting at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Sec. 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 1040'

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

along the East line of said Sec. 16; thence West a distance of 850' along a parallel of the East Main Street South right-of-way line; thence North a distance of 1040' along a Parallel with the East line of said Sec. 16; thence East a distance of 850' along the East Main Street South right-of-way line to the point of starting at the corner of a tract described in Book 648, page 40 of the Champaign County Recorder's Office; the 3 acre area within the aforementioned parcel is as follows: commencing at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Sec. 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 583' along the East line of said Sec. 16 to the point of beginning; thence West a distance of 470' along a parallel of the East Main Street South right-of-way line; thence South a distance of 278.04' parallel with the East line of said Sec. 16; thence East a distance of 470' along a parallel of the East Main Street South right-of-way line to a point in the line of the East line of said Sec. 16; thence North a distance of 278.04' along the East line of said Sec. 16 to the point of beginning.

2. The following conditions are imposed upon the Special Use Permit herein granted:

(a) That the R-4 Zoning Lot Site Plan, Grading Plan and Utility Plan attached hereto as Exhibit "A" be complied with, with regard to all building, street, drainage and grading, sanitary sewer, water, fire hydrants, electric and other related site improvements as shown. No outdoor runs or any other means of keeping of animals shall be permitted except within the building.

(b) That the proposed building be occupied only by the Champaign County Humane Society as an animal shelter being the principal use; the construction of such building to

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

substantially comply with architectural and floor plans on file in Urbana Plan Commission Plan Case #1253-SU-87.

(c) That the pavement surface improvements for all new access drives and off-street parking areas, as shown in the attached plans, be constructed of:

(1) A bituminous asphalt surface six inches (6") in thickness over a twelve inch (12") lime stabilized compacted base, or

(2) A bituminous asphalt surface of three inches (3") in thickness over an eight-inch (8") compacted stone aggregate base.

(d) That two signs, the size and locations of which are shown on the R-4 Zoning Lot Site Plan, are permitted except that the sign adjacent Main Street be set back a minimum of fifteen feet (15') from the Main Street south right-of-way line and a minimum of ten feet (10') from the westerly adjacent access drive. Wall signs, in accordance with Article IX, Comprehensive Sign Regulations, of the Urbana Zoning Ordinance, shall be permitted.

Should all of the uses on the R-4 Zoning Lot Site Plan as well as any other Champaign County owned and operated uses deriving access from the existing access drive as shown in the R-4 Zoning Lot Site Plan desire to combine all free-standing signage at a single location, such signage shall be permitted not to exceed seventy-five (75) square feet provided that all other freestanding signs to those uses which are visible from Main Street be removed.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

(e) That the improvement and use of the future entry way as shown on the R-4 Zoning Lot Site Plan is subject to the approval of the City through the procedures of the Urbana Zoning Ordinance for obtaining a Special Use Permit.

(f) That the Zoning Administrator not issue the Special Use Permit until the City Engineer first approves plans for the construction of improvements (except building). Further, the Zoning Administrator shall not issue a certificate of occupancy until all improvements per the attached site plan are improved and accepted by the City Engineer. The Humane Society, or their representative, shall notify the City Engineer of the City of Urbana of the commencement and/or recommencement of construction of any street or parking-related improvements and sanitary sewer improvements for purposes of allowing reasonable inspection to assure compliance to the approved plans.

3. That the following waivers are granted as part of this Special Use approval

(a) Section VII-6, Special Use Permit Procedures, I.2. requiring the site to be enclosed by a wire mesh fence of no less than six feet (6') in height is waived.

(b) Section VII-6, Special Use Permit Procedures, I.3. requiring side and rear yards of twenty-five feet (25') is waived to permit a seven foot (7') encroachment into the yard along the north property line and thereby reducing the required yard to eighteen feet (18').

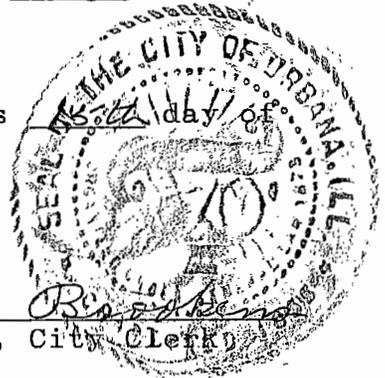
Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 15th day of June, 1987.

PASSED by the City Council on this June, 1987.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



APPROVED by the Mayor this 22nd day of June, 1987.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the News-Gazette on the 9th day of July, 1987, and republished on the 16th day of July, 1987 and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes
CERTIFICATE OF PUBLICATION

IN

The News-Gazette

ORDINANCE NO. 8687-97
 AN ORDINANCE GRANTING A SPECIAL USE PERMIT

WHEREAS, the Champaign County Humane Society and the Champaign County Board have submitted their petition for a Special Use Permit to allow the construction of an animal shelter on real estate owned by Champaign County and leased by the said Champaign County Humane Society, located behind the existing U.S. Army Reserve building (2001 East Main, Urbana, Illinois), and zoned R-4 Medium Density Multiple Family Residential, and

WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and public hearing thereon, in Plan Case # 1253-SU-87, and

WHEREAS, the Urbana Plan Commission has recommended approval of the requested Special Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE URBANA CITY COUNCIL, that:

1. A Special Use Permit is hereby granted to the petitioners, Champaign County Humane Society and Champaign County Board, to use the property located behind the existing U.S. Army Reserve building (2001 East Main, Urbana, Illinois), for the construction of an animal shelter, subject to the conditions set forth in paragraph 2 below, the said property being legally described as:

Starting at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Sec. 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 1040' along the East line of said Sec. 16; thence West a distance of 850' along a parallel of the East Main Street South right-of-way line; thence North a distance of 1040' along a Parallel with the East line of said Sec. 16; thence East a distance of 850' along the East Main Street South right-of-way line to the point of starting at the corner of a tract described

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by M. S. O'CA, its secretary, does hereby certify that said Corporation is the publisher of The News-Gazette and that the same is a daily secular newspaper of general circulation published in Champaign, Champaign County, Illinois, and which said newspaper had been regularly published for more than six months prior to the first publication of the annexed notice; said publisher further certifies that the annexed notice was published once each week for _____ consecutive weeks in said newspaper, namely on the following dates:

_____ July 16 , A. D. 1987

_____ , A. D. 19

Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By [Signature] Secretary/
 PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ 94.50

pd 10/2/87
 PD # 28651
 CITY OF URBANA, ILL.
 RECEIVED
 JUL 20 1987
 CITY CLERK'S OFFICE

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CERTIFICATE OF PUBLICATION
IN
The News-Gazette

ORDINANCE NO. 8687-97
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 WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and public hearing thereon, in Plan Case #1253-SU-87, and
 NOW, THEREFORE, BE IT ORDAINED BY THE URBANA CITY COUNCIL, that:
 1. A Special Use Permit is hereby granted to the petitioners, Champaign County Humane Society and Champaign County Board, to use the property located behind the existing U.S. Army Reserve building (2001 East Main, Urbana, Illinois), for the construction of an animal shelter, subject to the conditions set forth in paragraph 2 below, the said property being legally described as:

Starting at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Sec. 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 1040' along the East line of said Sec. 16; thence West a distance of 850' along a parallel of the East Main Street South right-of-way line; thence North a distance of 1040' along

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by Mike Orca, its secretary, does hereby certify that said Corporation is the publisher of The News-Gazette and that the same is a daily secular newspaper of general circulation published in Champaign, Champaign County, Illinois, and which said newspaper had been regularly published for more than six months prior to the first publication of the annexed notice; said publisher further certifies that the annexed notice was published once each week for _____ consecutive weeks in said newspaper, namely on the following dates:

_____ July 9, A. D. 1987
 _____, A. D. 19
 _____, A. D. 19
 _____, A. D. 19
 _____, A. D. 19

Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

CITY OF URBANA, ILL.
 RECEIVED
 JUL 13 1987
 CITY CLERK'S OFFICE

The Champaign News-Gazette, Incorporated
 By Mike Orca Secretary/
 PUBLISHER OF THE NEWS-GAZETTE
 Publisher's fee \$ 91.14

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*Approved
6/15/87
[Signature]*

CITY OF URBANA, ILLINOIS PLAN COMMISSION CASE FILE

CASE NO. 1253-SU-87, Humane Society
Animal Shelter

Champaign County Regional Planning
Commission

A. Material Included

- Summary Memo
- Map
- Hearing Minutes
- UPC Minutes
- Regional Planning Staff Recommendation
- Commission Action
- Correspondence
- Other

B. Subject

- Amendment to City Zoning Map
- Amendment to City Zoning Ordinance
- Subdivision Plat
- Amendment to County Zoning Map
- Amendment to County Zoning Ordinance
- Annexation Agreement
- Special Use - City
- Special Use - County
- PUD - Preliminary/Final

C. Date of Petition Filing

4/30/87

D. Date of Public Notice

5/06/87

E. Date of Public Hearing

5/21/87 - 6/04/87

F. Date of Commission Recommendation

6/04/87

- Granted as Requested
- Granted as Amended
- Denied
- Protested
- Protested Conditionally
- Not Protested

G. Date Recommendation Forwarded to Council

6/10/87

H. Date of Council Action

6/15/87

- Granted
- Denied
- Protested
- Not Protested

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes



1303 NORTH CUNNINGHAM AVE.

P.O. BOX 338

URBANA, IL 61801-0338

(217) 388-3313

TO: Urbana City Council

FROM: Urbana Plan Commission

DATE: June 10, 1987

RE: Plan Case #1253-SU-87, Request for a Special Use Permit for an Animal Shelter at 2001 E. Main Street (Summary Memo)

The Champaign County Humane Society and the Champaign County Board are co-petitioning the City for a Special Use Permit to allow the construction of an 11,000 square foot animal shelter to be located behind the existing U.S. Army Reserve building (2001 E. Main). The Humane Society holds a land lease for approximately three acres of land owned by Champaign County and thus the necessity for the joint petition.

The Plan Commission reviewed the request to assure proper access and utility service and other site design elements as well as review land use compatibility to surrounding, existing and future land uses.

It should be noted that since Plan Commission recommendation in this case, the petitioner has amended the site plan to include standard size off-street parking spaces (9' in width). A variation was requested to permit a smaller space. However, due to this change, a variance is no longer necessary.

By a unanimous vote (6-0), the Plan Commission is recommending City Council approve the Special Use Permit for an Animal Shelter at 2001 E. Main Street subject to the following conditions to be incorporated as part of the Ordinance granting the Special Use Permit:

1. That the R-4 Zoning Lot Site Plan, Grading Plan and Utility Plan attached hereto as Exhibit "A" be complied with, with regard to all building, street, drainage and grading, sanitary sewer water, fire hydrants, electric and other related site improvements as shown. No outdoor runs or any other means of keeping of animals shall be permitted except within the building.
2. That the proposed building be occupied only by the Champaign County Humane Society as an animal shelter being the principal use; the construction of such building to substantially comply with architectural and floor plans on file in Urbana Plan Commission Plan Case #1253-SU-87.
3. That the pavement surface improvements for all new access drives and off-street parking areas, as shown in the attached plans, be constructed of:
 - A. A bituminous asphalt surface six inches (6") in thickness over a twelve inch (12") lime stabilized compacted base, or
 - B. A bituminous asphalt surface of three inches (3") in thickness over an eight-inch (8") compacted stone aggregate base.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

4. That two signs, the size and locations which are shown on the R-4 Zoning Lot Site Plan are permitted except that the sign adjacent Main Street be set back a minimum of fifteen feet (15') from the Main Street south right-of-way line and a minimum of ten feet (10') from the westerly adjacent access drive. Wall signs, in accordance with Article IX, Comprehensive Sign Regulations, of the Urbana Zoning Ordinance shall be permitted.

Should all of the uses on the R-4 Zoning Lote Site Plan as well as any other Champaign County owned and operated uses deriving access from the existing access drive as shown in the R-4 Zoning Lot Site Plan desire to combine all free-standing signage at a single location, such signage shall be permitted not to exceed seventy-five (75) square feet provided that all other free standing signs to those uses which are visible from Main Street be removed.

5. That the improvement and use of the future entry way as shown on the R-4 Zoning Lot Site Plan is subject to the approval of the City through the procedures of the Urbana Zoning Ordinance for obtaining a Special Use Permit.
6. That the Zoning Administrator not issue the Special Use Permit until the City Engineer first approves plans for the construction of improvements (except building). Further, the Zoning Administrator shall not issue a certificate of occupancy until all improvements per the attached site plan are improved and accepted by the City Engineer. The Humane Society, or their representative, shall notify the City Engineer of the City of Urbana of the commencement and/or recommencement of construction of any street or parking-related improvements and sanitary sewer improvements for purposes of allowing reasonable inspection to assurance of compliance to the approved plans.
7. That the following waivers are granted as part of this Special Use approval;
 - A. Section VII-6, Special Use Permit Procedures, I., 2., requiring the site to be enclosed by a wire mesh fence if no less than six feet (6') in height is waived.
 - B. Section VII-6, Special Use Permit Procedures, I., 3., requiring side and rear yards of twenty-five feet (25') is waived to permit a seven feet (7') encroachment into the yard along the north property line and thereby reducing the required yard to eighteen feet (18').

**CHAMPAIGN COUNTY
REGIONAL PLANNING
COMMISSION**

1303 NORTH CUNNINGHAM AVE.

P.O. BOX 338

URBANA, IL 61801-0338

(217) 328-3313

TO: Urbana Plan Commission
FROM: Phil Hanegraaf, Senior Planner
DATE: May 15, 1987
SUBJECT: Plan Case #1253-SU-87, Request for a Special Use Permit for
an Animal Shelter at 2001 E. Main Street (Preliminary Memo)

Nature of Request

The Champaign County Humane Society and Champaign County Board are co-petitioning the City for a Special Use Permit to allow the construction of an 11,000 sq. ft. animal shelter to be located behind the existing U.S. Army Reserve Facility (2001 E. Main). The Humane Society holds a land lease for approximately three acres of land owned by Champaign County and thus the necessity for the joint petition. The new facility is to provide animal care, shelter and adoption and act as a resource center offering programs and education for the general public. Mr. Stuart Sachs represents the petitioners as landscape architect.

Zoning and Land Use

- Subject Site: - Zoned R-4, Medium Density Multiple Family Residential
- Currently occupied by Champaign County Office building, U.S. Army Reserve Facilities and portions under row cropping.
- North: - Zoned R-3, Single Family and Duplex and B-1 Neighborhood Business
- Principally occupied by single family uses
- South: - Zoned CRE, Conservation, Recreation and Education
- Land immediately adjacent the site is currently under agricultural use with Prairie School, Prairie Park, and Electronic Decisions Inc. further south.
- East: - Zoned R-4 and R-3 (in Champaign County)
- Property is currently in use as a farm
- West: - Zoned R-6, High Density Multiple Family Residential
- Area is occupied by the Champaign County Nursing Home and Champaign County Highway Department

(For details on Zoning and Land Use, please see Exhibits "A" and "B", respectively.)

Preliminary Findings

1. A four-sheet site plan is enclosed with this memo which includes: 1) R-4 Zoning Lot Site Plan; 2) Utility Plan; 3) Grading plan and 4) Illustrative Site Plan.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

2. This request is before the Plan Commission as a special use permit on the basis of a determination by City Zoning Administrator Bruce Walden that an animal shelter can be classified and approved in accordance with Section VII-7 of the Zoning Ordinance which reads as follows:

Sec. VII-7 Utility or public buildings or adaptive re-use of school buildings exemption procedures.

"A. Utility or public building exemption procedures. The City Council may authorize by ordinance, in any zoning district, a special use permit for the establishment, construction, expansion, or alteration of any structure and/or use by a public service entity for a public utility or for a governmental, educational, charitable, philanthropic, or medical use, according to the above listed special use procedures."

A letter from Mr. Walden to Mr. Lyle Shields, Chairman of the County Board is attached as Exhibit "C" along with a letter from myself to Mr. Walden posing an inquiry of clarification.

The petition encompasses a tract of land approximately 20 acres in size for which the Humane Society leased lot (3 acres) represents a portion thereof. The reason for inclusion of this larger area is necessitated by the requirements of the Zoning Ordinance. Since the entire acreage of the Champaign County property on East Main Street (79+ acres) is not subdivided, the smallest geographic area that could be defined to have standing for Special Use consideration is a zoning lot. The boundary of the R-4 zoning district, which in part overlaps the Humane Society leased lot, becomes the area subject to special use approval.

3. The Champaign County Humane Society holds a twenty-five (25) year land lease from Champaign County for a three-acre tract which lies immediately south and adjacent the U.S. Army Reserve site (Exhibit "D", lease). This property and proposed construction are the principal subject of this petition.
4. The proposed building is to be approximately 10,800 sq. ft. in area and includes areas for animal living and examination and office and conference area. A reduced copy of the building floor plans is attached as Exhibit "E". Noteworthy is that the runs for keeping of animals are entirely enclosed within the building. No part of any animal care area is open to outdoors.
5. The site plan shows the extension of an existing service roadway east to the three-acre site. The existing road, running north-south, is approximately 21' in width. The proposed roadway is to be 24' in width and at its one-way separation, would provide for a 12' wide lane. The width of the street access way would meet the minimum requirements of the Zoning Ordinance with regard to private access drives. Since the development is not a subdivision, the only controlling standards that exist in the code are those for access drives under Section VIII-2, Design and Specifications for Off-Street Parking. Since the proposed development is more commercial/industrial in nature (as opposed to residential) the minimum width of a two-way drive is 24' and 12' for a one-way drive.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

With regard to the number of off-street parking spaces, Group #7 under Service Business Uses provides for educational, philanthropic or charitable institutions at 1 space for every 400 sq. ft. of floor area. Similarly, an animal hospital (group #2 under public and quasi-public uses) would require 1 space per 400 sq. ft. floor area as well. Approximately 750 sq. ft. of area inside the structure would be devoted to two parking spaces (see Exhibit "E"). Reduction of this area from the total building area would result in a net amount of floor area of 10,050 sq. ft. Thus, 25 off-street spaces would be required $(10,050 \div 400 = 25.125)$. Two spaces are provided internal to the structure resulting in the need of an additional 23 spaces. Twenty-two spaces are shown.

Also, please note that the dimensions of the parking space width is proposed to be reduced from 9' to 8.75' and 8.5'. The necessity of a 9' space is largely a function of access aisle width. As a rule of thumb, the narrower the aisle, the wider the width of space, and vice versa, to allow vehicle maneuvering ability into the stall. The widest access aisle width the Zoning Ordinance now requires for any off-street space is 23'. The proposed parking lot shows approximately 30' of aisle width. With a 7' increase in aisle width, staff finds the reduced space width to be acceptable.

Finally, the plan shows an alternative ingress/egress point to the site should Kinch Street be improved along the east line of the tract.

6. The proposed building is to be serviced by existing electric service adjacent the nursing home. The existing overhead line is to be brought to a new utility pole at the new tee street intersection to the south. At that point, the service line is to be placed underground and run parallel to the new street bearing east. Additionally, a mercury vapor light will be installed at the new tee street intersection (on the utility pole) as well as the placement of a lower scale light further east along the parking area.

A 6" water service line is to be extended south off an existing 6" looped line. The new 6" line will terminate just east of the new street tee intersection with a fire hydrant. A 1" service line will be extended to the building beyond that point. The City's code of ordinances requires all structures to be within 500' of a fire hydrant. The proposed hydrant is placed at about 500' from the building.

7. The area is currently served by a 10" sanitary sewer service line which runs south along the existing access drive from Main Street. A new 6" line is to be extended along the south side of the access drive a distance of 350' to a manhole and northeast a distance of 250' to the proposed building. The Engineering Department has found this improvement to be acceptable for the proposed use, but that any future connections to the new line should be restricted since an 8" line represents the minimum standard for multiple service connections.

With regard to storm water control, the grading plan shows that the area encircled by the one-way looped drive will serve as a storm water detention cell. The design capacity for the cell is for a 25 year storm event. The outlet to the cell lies to the southeast. The Engineering Department has reviewed the cell design and finds it acceptable.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

Engineering has commented that many details will need to be prepared. Mr. Sachs has indicated detailed site grading and improvement plans will be provided in the near future.

8. An above grade, on-site, gas tank is proposed to provide gas service to the building. The tank would be screened to the south by a screening fence and by planting screening to the southwest. At some point in the future, the tank is to be replaced with a direct underground service line.
9. Two signs are proposed for the larger tract which includes a 5.5 sq. ft. identification sign at the Main Street entrance and a similar sign further south at the new tee street intersection (see R-4 zoning lot site plan). The sign along Main Street will need to be placed at least 15' back from the right-of-way line to meet the required R-4 front yard.
10. With respect to developmental standards, the proposed structure meets all setback requirements except for the northern setback. Paragraph I.3. of Section VII-6 Special Use Permit procedures requires that unless otherwise stated in the terms of the permit, all side and rear yards shall be 25'. The proposed building is approximately 18' from the northern lot line. The northern line may reasonably be considered a side yard given proposed means of access to the site. With the location of the building and parking areas relative to the Army Reserve building to the north, the location of the proposed building would not be encroaching or out of scale with the surrounding area. The side yard requirements for the R-4 district (single story construction) is 5'. Staff feels it would be reasonable to permit a 7' encroachment into the 25' yard. Paragraph I.2. also requires the site be enclosed by a 6' wire mesh fence. Staff sees no need for the fence in light of the petitioner's plans and feel it should be waived.

With regard to floor and open space, the Zoning Ordinance allows a maximum Floor Area Ratio (FAR) of .50 and a minimum Open Space Ratio (OSR) of .35 in the R-4 district. The proposed development (as applied to the 3-acre site) has an FAR of .08+ and an OSR of 9.5+ which falls well within the limits of the R-4 district.

11. With respect to the larger R-4 lot and existing uses, staff sees these to be approved as they are now through the permit. Since the existing buildings with the proposed Humane Society building technically constitute multiple buildings on a single zoning lot, the special use permit should specifically recognize this condition. Further, the R-4 zoning lot site plan shows a cross hatch line which separates the intended developed area from the undeveloped portions of the site.
12. As part of the petition for the Special Use Permit, the following questions and the petitioner's responses are noted:
 - Q. Explain how the proposed use is conducive to the public convenience at the location of the property?
 - A. The proposed site for the new Champaign County Humane Society facility on Champaign County ground south of the Army Reserve Building at 2001 East Main Street, Urbana is conducive to the public convenience as it is a) located at the animal population center of Champaign County (see Exhibit "G"), and b) it is directly south of a major roadway and easily accessible by the interstate system (see Exhibit "H").

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

- Q. 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 it shall be located, or otherwise injurious or detrimental to the public welfare.
- A. The preliminary site plan shows proposed design and location of the facility, proposed location of the building, parking area, access road and possible future access road. The design is such that animal noise will be negligible and odor nonexistent. In no way will the facility be detrimental or injurious to the public welfare.
- Q. Explain how the proposed use conforms to the applicable regulations and standards and preserves the essential character of the district in which it shall be located, except where such regulations and standards may be modified by Section VII-7.
- A. The proposed use conforms to existing standards and will preserve the essential character of the district. The building size, height and materials will favorably conform with the buildings of the county complex. Further, the Champaign County Humane Society will seek to incorporate historical and ecological land use practices, to contain site run-off, and to restore native Illinois vegetation. The aforementioned design practices of this community service facility will be used as an educational example of a balanced site design with human uses.
13. Urbana's 1982 Official Comprehensive Plan Map designates the subject site for institutional uses (see Exhibit "I"). Further, the following goals, objectives and policies as contained in the plan are particularly applicable to this request:

3.0 Land Development

- Goal 3.100 To organize and develop land uses and adjacent properties in a balanced and mutually compatible manner relative to the functional needs of the City.
- Objective 3.110 Promote development in the City and surrounding unincorporated areas in a manner which minimizes conflicting land uses and/or adjacent development.
- Policy 3.111 Review all land use changes that are controlled by the Zoning Ordinance, Subdivision Ordinance, or annexation procedures to ensure compatibility. The Special and Conditional Use permit and Planned Unit Development procedures in the Zoning Ordinance and annexation agreements are particularly useful tools for insuring the harmonious development of adjacent sites.
- Goal 3.300 To arrange land uses in a manner that minimizes the distance between uses that are mutually dependent.
- Objective 3.310 Encourage development to occur in areas where there is a demonstrated need for a particular use.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

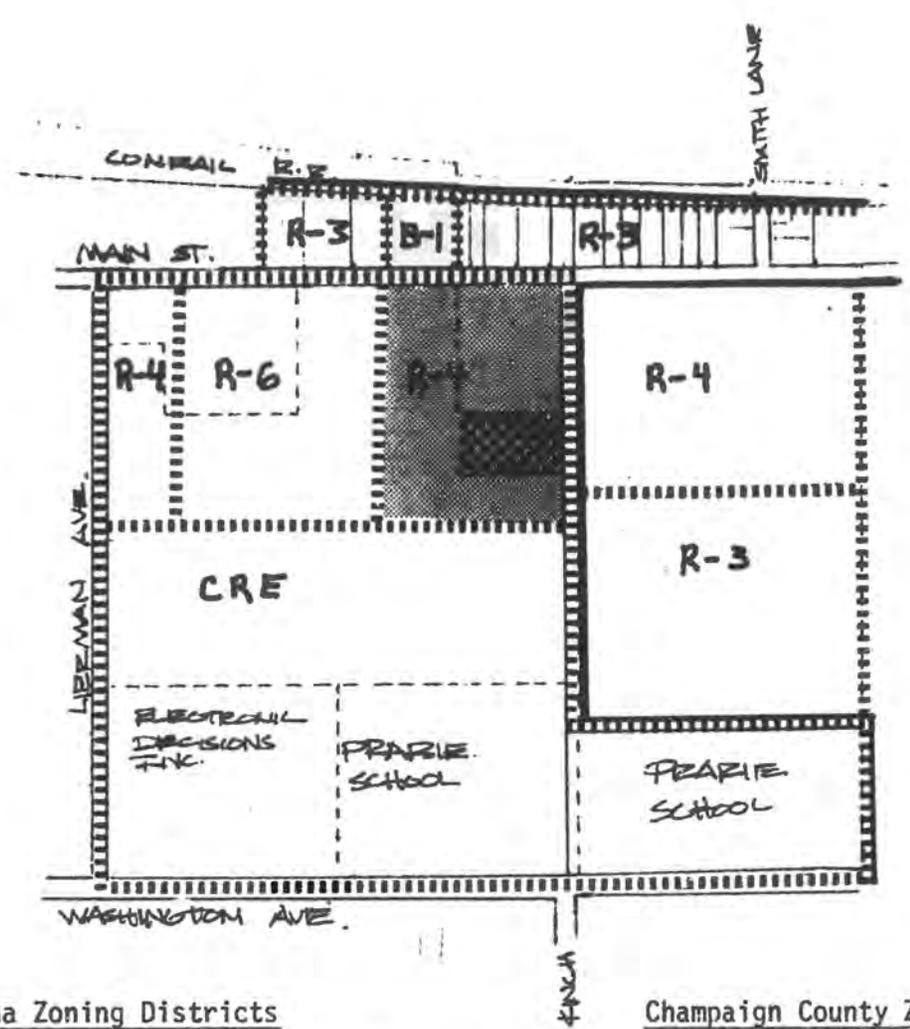
- Policy 3.311** Review all land use changes that are controlled by the Zoning Ordinance, Subdivision Ordinance or annexation procedures to minimize the distance between uses that are mutually dependent.
- Goal 3.400** To create a compact community where the conversion of agricultural land, the cost of providing public services, and the use of energy are minimized.
- Objective 3.410** Designate growth areas in a manner that minimizes the cost of providing public services.
- Policy 3.411** Encourage development only in areas where urban services and facilities are available at adequate capacity or have been planned.

5.0 Development And Preservation of Residential Areas

- Goal 5.100** To provide sound and attractive residential neighborhoods which meet the housing needs of the current and future population, are accessible to urban services and facilities, and in a manner which conserves land, energy and other resources.
- Objective 5.110** Protect and improve the residential quality of residential neighborhoods and minimize the effects on such neighborhoods of other city developments.
- Policy 5.111** Offer continued support for the maintenance of residential lifestyles and values and the preservation of property values by discouraging the encroachment or influence of unacceptable non-residential uses into residential neighborhoods.
- Objective 5.120** Promote residential development patterns which preserve and improve environmental quality and protect natural resources.
- Policy 5.122** Discourage the extension of water, sewer transportation, and related facilities into prime agricultural land not contiguous to the urbanized area.

/lja-UIA

EXHIBIT "A" ZONING
Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes



Urbana Zoning Districts

- CRE Conservation/Recreation/Education
- R-3 Single/Two Family Residential
- R-4 Medium/High Multi-Family Residential
- R-6 High Density Multi-Family Residential
- B-1 Neighborhood Business

Champaign County Zoning Districts

- R-3 Two- Family Residence
- R-4 Multiple-Family Residence

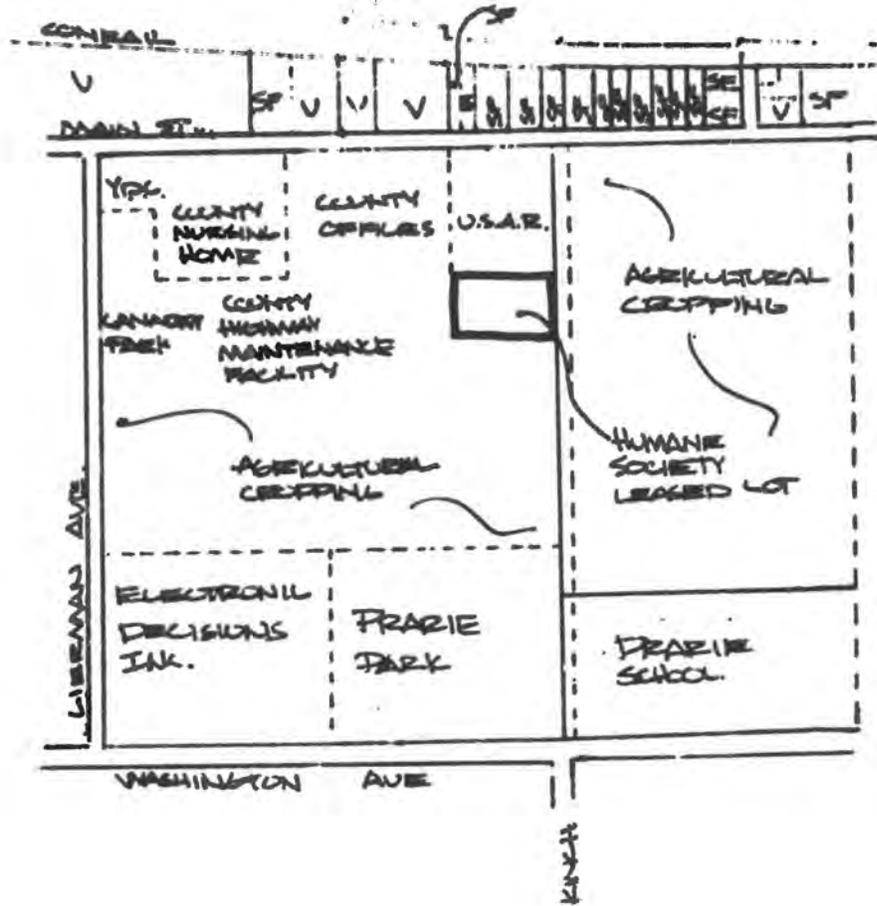
-  Subject Site of Special Use Permit
-  Humane Society Facility
-  City Boundary
-  Zoning District Boundary



PREPARED BY
 CHAMPAIGN COUNTY
 REGIONAL PLANNING COMMISSION

NO SCALE
 7

EXHIBIT 'B' LAND USE



LEGEND

- SF - Single Family
- V - Vacant
- S - Storage
- U.S.A.R. - U.S. Army Reserve
- Y.D.C. - Youth Detention Center



PREPARED BY
 SHERMAN COUNTY
 REGIONAL PLANNING COMMISSION

NO SCALE

CITY OF URBANA

400 SOUTH VINE STREET • P.O. BOX 219 • URBANA, ILLINOIS 61801-0219

WISS CITY USA

January 29, 1987

Mr. Lyle Shields, Chairman
Champaign County Board
204 E. Elm Street
Urbana, IL 61801

Re: Humane Society Building Request

Dear Mr. Shields:

I am in receipt of a request by Champaign County and the Champaign County Humane Society to determine the zoning approval necessary to construct a new Humane Society facility on excess County grounds near the existing Champaign County Nursing Home in Urbana. The location of said building is proposed as depicted on the enclosed site plan as submitted to my office.

The property is zoned R-4, Residential. The proposed use is that typical to a humane society facility, and similar in use to the current Champaign County Humane Society facility in Bondville, IL.

Pursuant previous discussions with the States Attorney's Office, I find that the use can be classified and approved pursuant Section VII-7 of the Urbana Zoning Ordinance, which reads as follows:

Sec. VII-7 Utility or public buildings or adaptive re-use of school buildings exemption procedures.

"A. Utility or public building exemption procedures. The City Council may authorize by ordinance, in any zoning district, a special use permit for the establishment, construction, expansion, or alteration of any structure and/or use by a public service entity for a public utility or for a governmental, educational, charitable, philanthropic, or medical use, according to the above listed special use procedures."

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

Letter to Lyle Shields

Re: Humane Society Building Request

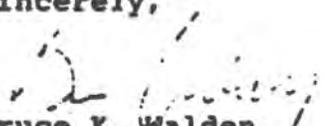
January 29, 1987 - Page 2

Specific use permit procedures are contained within Section VII-6 of the Urbana Zoning Ordinance. Also enclosed is an application for special use permit. This application must be filed with the Secretary of the Urbana Plan Commission, Phil Hanegraaf, at the following address:

Mr. Phil Hanegraaf, Secretary
Urbana Plan Commission
P.O. Box 339
Urbana, IL 61801-0339
Ph 328-3313

If I can be of further assistance, please do not hesitate to ask.

Sincerely,


Bruce K. Walden
Zoning Administrator
Ph 384-2311

BKW:dr

Enclosures

xc Christine Frey
James Grassman
Phil Hanegraaf
Jack Waaler
Trish Crowley
Glen Lafenhagen

CHAMPAIGN COUNTY REGIONAL PLANNING COMMISSION

1898 NORTH CLERMONT AVE.

P.O. BOX 999

URBANA, IL 61801-0999

(217) 222-8011

TO: Bruce Walden, Zoning Administrator
FROM: Phil Hanegraaf, Senior Planner
DATE: February 6, 1987
SUBJECT: Humane Society Development Proposal

Referring to your letter of January 29, 1987 addressed to Mr. Shields concerning the Humane Society development near the Champaign County Nursing Home in Urbana, you note that zoning approval may be granted through and upon issuance of a Special Use Permit authorized under Section VII-7 of the Zoning Ordinance. However, it is not clear to me that such application is to be submitted for the area described in the site plan only or for the entire County owned property contiguous with the Humane Society leased site. In other words, is the Humane Society site looked upon as a zoning lot into itself, or does the proposed building represent an additional structure to a multiplicity of structures on a single lot.

I know of no past conditional use or special use permits for this site that would include any past zoning approval for existing established principal uses at the general location. The attached tax map indicates that the County owns ~~two~~ ^{Three} tax parcels on which a multiplicity of principal uses exist.

I would assume that since the property is unsubdivided (and it is not intended to be subdivided) that Urbana's Zoning Ordinance would require a special use permit for all buildings and uses owned by Champaign County for which the Humane Society "leased lot" is a portion is a part thereof. It seems that since that the Humane Society leased lot has no frontage on a public street or otherwise could not meet the requirements of the current ordinance as a zoning lot, it cannot be considered independent of the surrounding contiguous county-owned property.

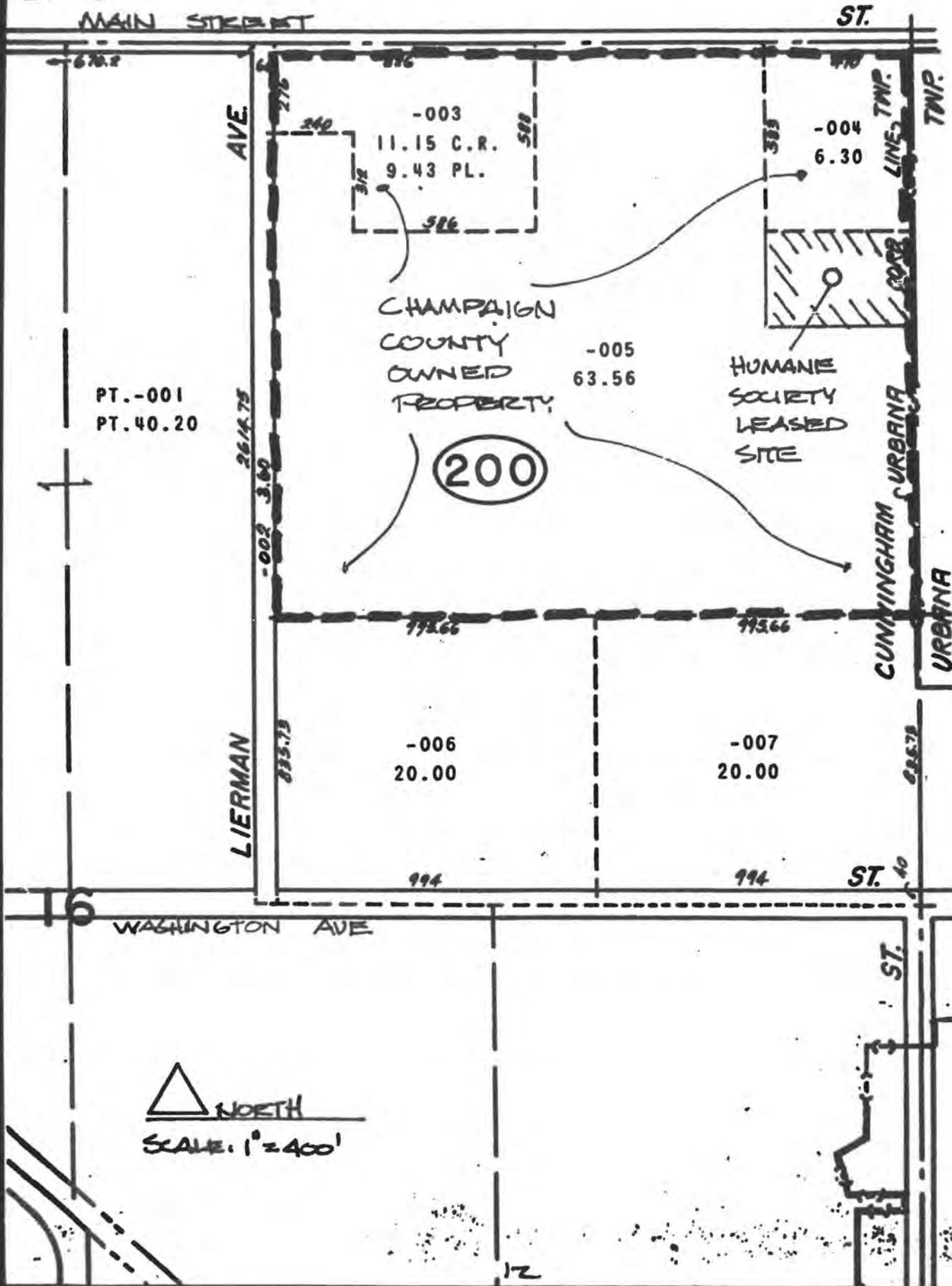
I presume in formulating your response to Mr. Shields you assumed that the entire Champaign County complex (buildings and grounds) on East Main Street would be required to be described and included for consideration as part of the legal description and application for a special use permit. Obviously, with a potential petition pending, it is important to either confirm my thoughts or advise otherwise as necessary. Since the legal description of the area to be considered for approval is part of the application, please respond at your earliest convenience.

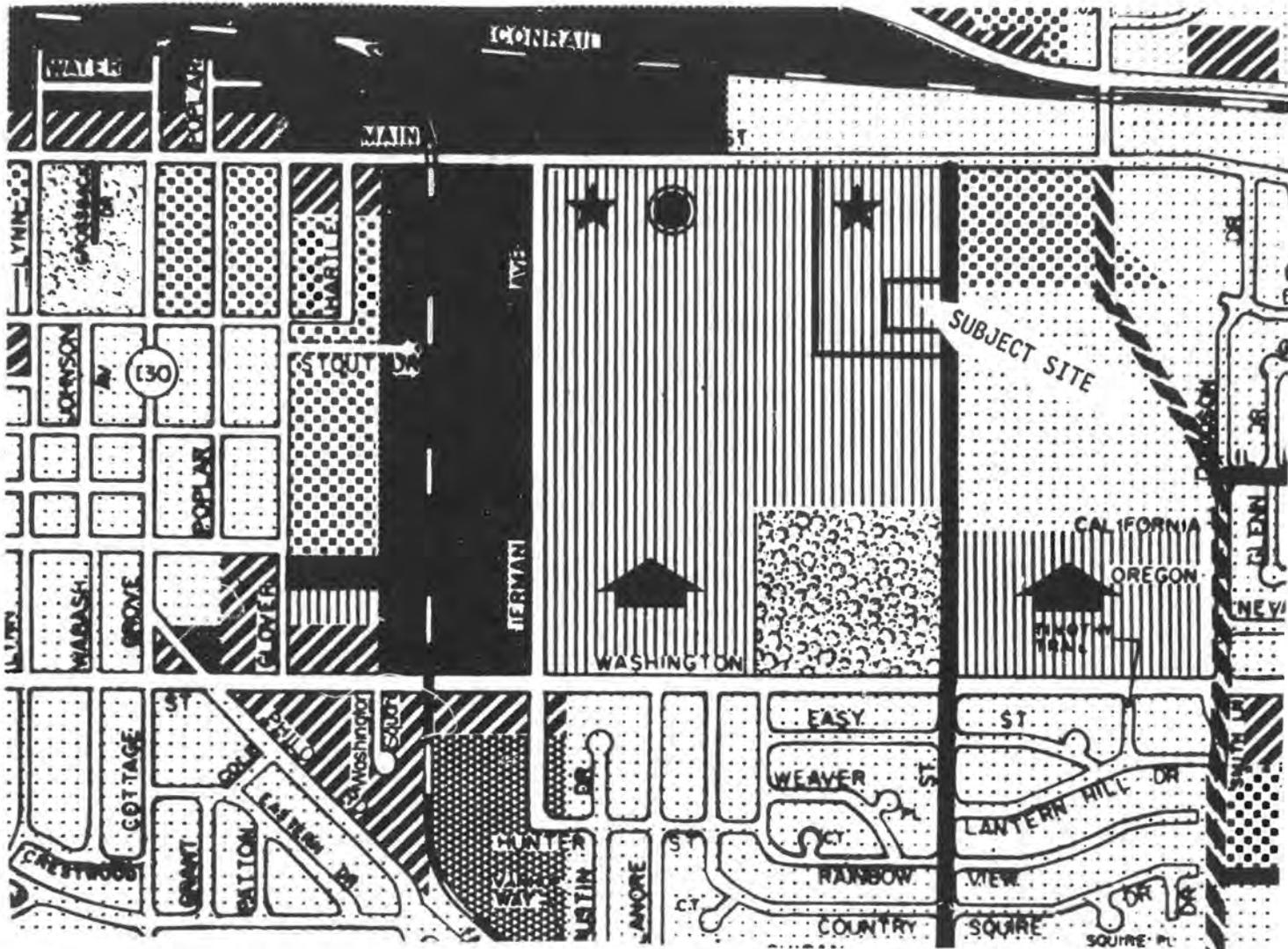
/lja

Enclosure

cc: Lyle Shields
Christine Frey
James Grassman
Jack Waaler
Trish Crowley
Glen Lafenhagen

21-C





URBANA, ILLINOIS
OFFICIAL COMPREHENSIVE PLAN MAP 1982
 Showing Future Land Use and Proposed Arterial and Collector Streets

- | | | |
|----------------------------|--------------------|-----------------------------|
| LOW DENSITY RESIDENTIAL | COMMERCIAL | AGRICULTURAL/VACANT |
| MEDIUM DENSITY RESIDENTIAL | INDUSTRIAL | BUSINESS DEVELOPMENT A |
| HIGH DENSITY RESIDENTIAL | RECREATION-PUBLIC | REDEVELOPMENT AREA BOUNDARY |
| INSTITUTIONAL | RECREATION-PRIVATE | CONSERVATION |
| UTILITY | AIRPORT | Proposed: |
| MEDICAL | | Principal Arterial |
| GOVERNMENTAL | | Minor Arterial |
| RELIGIOUS | | Collector |
| EDUCATIONAL | | |
| CEMETERY | | |



This map was prepared by Champaign County Regional Planning Commission.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes



1303 NORTH CUNNINGHAM AVE.

P.O. BOX 338

URBANA, IL 61801-0338

(217) 222-3313

TO: Urbana Plan Commission
FROM: Phil Hanegraaf, Senior Planner
DATE: May 29, 1987
SUBJECT: Plan Case #1253-SU-87, Request for A Special Use Permit for an Animal Shelter at 2001 E. Main Street (Final Memo)

Additional Findings

1. The petitioner has added two additional off-street parking spaces to the site plan. They would be located east of the existing spaces labeled for use for both parking and "bus stand pad" spaces. Please recall that as noted in the preliminary memo, the plan was deficient one parking space. An amended copy of the plan is attached as Exhibit "A".
2. As of this writing, staff has not yet received plans further detailing the construction of the improvements. The petitioner has indicated these items are to be forwarded to the Engineering Department in the near future.

Staff Analysis and Recommendation

The only substantive issue that could be raised in this case is compatibility of the proposed facility with surrounding existing and future land uses. The U.S. Army Reserve and Champaign County Offices immediately north of the proposed structure are clearly compatible with and similar in nature to the proposed facility. The land to the south, currently zoned CRE, is likely to provide other institutional or recreational uses similar to those already established within the area. Should the property to the east (zoned R-4 and R-3 in Champaign County) develop residentially, the design and orientation of the proposed facility would not impose any conflict. Since the facility is to be completely enclosed and access and parking is to be provided from the west, the building face will dominate the vista to the east. The closest corner of the off-street parking area would be 200' from the west property line. Vehicle access to Kinch Street, if such street improvement occurs in the future, should be subject to the approval of the City to assure appropriate points of ingress and egress.

Staff recommends the Plan Commission recommend approval of this request to City Council based on the following reasons specific to the Special Use Permit criteria:

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

The proposed use, being quasi-public in nature, would be situated adjacent other existing institutional/public uses. Additionally, the site is served primarily by Main Street, an urban arterial, which provides an appropriate public transportation improvement linkage to the site.
2. Explain how the use is designed, located and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district it shall be located or otherwise injurious or detrimental to the public welfare.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

The proposed use is designed and oriented to be compatible with existing and future adjacent land uses. The proposed use, being quasi-public in nature, is similar to those uses permitted within the CRE district and those established in the vicinity of the site. Vehicular access and parking is directed to the west away from future residential development thereby minimizing traffic impacts to the adjoining property east.

3. Explain how the proposed use conforms to the applicable regulations and standards and preserves the essential character of the district in which it shall be located, except where such regulations and standards may be modified by Section VII-7.

With the exception of the required yard along the north property and the width of proposed off-street parking spaces, the proposal meets and exceeds all developmental standards of the R-4 zoning district. As noted for the reasons expressed in the preliminary memo, staff finds these adjustments to be minor and will not present any functional design deficiency in the operation of the facility nor locate the facility out of scale in proximity to surrounding land uses.

The recommendation is contingent upon the following conditions to be incorporated as part of the ordinance granting the Special Use Permit:

1. That the R-4 Zoning Lot Site Plan, Grading Plan and Utility Plan attached hereto as Exhibit "A" be complied with, with regard to all building, street, drainage and grading, sanitary sewer water, fire hydrants, electric and other related site improvements as shown. No outdoor runs or any other means of keeping of animals shall be permitted except within the building.
2. That the proposed building be occupied only by the Champaign County Humane Society as an animal shelter being the principal use; the construction of such building to substantially comply with architectural and floor plans on file in Urbana Plan Commission Plan Case #1253-SU-87.
3. That the pavement surface improvements for all new access drives and off-street parking areas, as shown in the attached plans, be constructed of:
 - A. A bituminous asphalt surface six inches (6") in thickness over a twelve inch (12") lime stabilized compacted base, or
 - B. A bituminous asphalt surface of three inches (3") in thickness over an eight-inch (8") compacted stone aggregate base
4. That two signs, the size and locations which are shown on the R-4 Zoning Lot Site Plan are permitted except that the sign adjacent Main Street be set back a minimum of fifteen feet (15') from the Main Street south right-of-way line and a minimum of ten feet (10') from the westerly adjacent access drive. Wall signs, in accordance with Article IX, Comprehensive Sign Regulations, of the Urbana Zoning Ordinance shall be permitted.

Should all of the uses on the R-4 Zoning Lot Site Plan as well as any other Champaign County owned and operated uses deriving access from the existing access drive as shown in the R-4 Zoning Lot Site Plan desire to combine all free-standing signage at a single location, such signage shall be permitted

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

not to exceed seventy-five (75) square feet provided that all other free standing signs to those uses which are visible from Main Street be removed.

5. That the improvement and use of the future entry way as shown on the R-4 Zoning Lot Site Plan is subject to the approval of the City through the procedures of the Urbana Zoning Ordinance for obtaining a Special Use Permit.
6. That the Zoning Administrator not issue the Special Use Permit until the City Engineer first approves plans for the construction of improvements (except building). Further, the Zoning Administrator shall not issue a certificate of occupancy until all improvements per the attached site plan are improved and accepted by the City Engineer. The Humane Society, or their representative, shall notify the City Engineer of the City of Urbana of the commencement and/or recommencement of construction of any street or parking-related improvements and sanitary sewer improvements for purposes of allowing reasonable inspection to assurance of compliance to the approved plans.
7. That the following variances and waivers are granted as part of this Special Use approval;
 - A. That Article VII, Parking and Access Section VIII-2, Design and specifications of off-street parking spaces requiring ninety degree (90°) spaces to be nine feet (9') in width is varied to permit spaces eight and one-half feet (8.5') and eight and seventy five hundredths feet (8.75') in width as shown in the utility and Area Use plan.
 - B. Section VII-6, Special Use Permit Procedures, I., 2., requiring the site to be enclosed by a wire mesh fence if no less than six feet (6') in height is waived.
 - C. Section VII-6, Special Use Permit Procedures, I., 3., requiring side and rear yards of twenty-five feet (25') is waived to permit a seven feet (7') encroachment into the yard along the north property line thereby reducing the required yard to eighteen feet (18').

Staff has discussed these conditions with Humane Society representatives and they have found them acceptable.

/lja-UIA

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

UPC

-2-

5/21/87

Ms. Hlavacek stated that Clark-Lindsey Village, Inc. is petitioning the City to amend its Phase I final development plan principally to permit an addition to the Health Care Center. The City Ordinance requires that amendments to a final P.U.D. plan be reviewed and recorded as specified in the procedures for accepting the original final plan. Residential PUD's are a Special Use and a public hearing is required. Ms. Hlavacek summarized surrounding land use zoning and preliminary findings from the staff memo. She stated that at the time of mailing of the staff memo to the Commission, a corrected Clerk's Certificate was not available but was distributed to Commission members previous to the meeting.

Mr. Berns, President of the Board of Directors of Clark-Lindsey Village, addressed the Commission. He stated that the Village offers two types of care: shelter care which is for residents who are somewhat independent, and skilled care which is comparable to nursing home care. Mr. Berns stated that the addition would be for shelter care facilities primarily, but some remodeling is planned for the skilled care facility. The addition is a continuation of plans submitted to the City in 1976.

Mr. Glerum displayed a model of the proposed new facilities, including: 1) a new administrative center; 2) employee dining area; 3) maintenance and workshop area; 4) and the health care center itself. The new addition is basically two wings of skilled care converging on a nurse's station and then connecting to the existing facility. The goal is to follow-through with the existing architecture and to replicate similar construction throughout the wing. The most important issue is the impact of the building on the corner of Windsor and Race. Construction plans include cutting out the sloping land in the proposed area and nestling the building so that the floor elevation of the new addition will match the existing building. A rise in the land off the street level buffers an empty field area. It is also considered to be more beneficial to the residents and lends a controlled view and a better environment. A discussion was held concerning the height of the nurse's station and the height of the building from the road. Mr. Berns stated the work had been planned to compliment the style of the Clark-Lindsey Village. Mr. Berns stated that \$50,000 had been spent in the last year for landscaping purposes. The cost of the new facility is approximately \$2 million and will be supported through gifts and resident fees. Mr. Glerum stated that landscaping would be extended to the interior court yard area. Mr. Hohn asked how much wider Windsor Road would be in the future? Mr. Hanegraaf stated Windsor Road would be a major corridor for the City, is approximately 44 feet wide, and another 10 feet might be added on both sides. Mr. Berns stated that the R.O.W. was given to the City of Urbana. Mr. Hanegraaf stated that the City is to take responsibility to construct sidewalks. Ms. Gunsalus questioned access drives to Clark Lindsey. Mr. Berns stated that there would be no new accesses and one will be removed.

With no other comments in this case, Chairman Tock stated that the hearing would be continued to the June 4, 1987 meeting.

B. Plan Case #1253-SU-87, Special Use for Humane Society Animal Shelter at 2001 E. Main Street

Mr. Hanegraaf stated that the Champaign County Humane Society and Champaign County Board are co-petitioning the City for a Special Use Permit to allow the construction of an 11,000 sq. ft. animal shelter to be located behind the existing U.S. Army Reserve Facility. The Humane Society holds a land lease for approximately three acres of land owned by Champaign County. Mr. Hanegraaf summarized surrounding land use and zoning and preliminary findings from the staff memo. Questions and answers required

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

UPC

-3-

5/21/87

for a Special Use permit and applicable goals, objectives and policies from the Comprehensive Plan were included in the staff memo. Mr. Hanegraaf stated no correspondence had been received on this case.

Christine Frey, Development Director for the Champaign County Humane Society, addressed the commission stating the very apparent need for a new animal shelter in the County. She stated the size of the building was greatly reduced from the original plan. Two concerns--noise and odor pollution--have been taken into consideration in the design of the building. She stated there would be no outdoor runs and that the animals would be contained at all times.

Stuart Sachs, landscape architect for the project, addressed the Commission. He stated that the building would not present a visual problem to the community. He stated that the normal water runoff would be contained on-site and not sent to a City storm water sewer. The selection of plant materials will be considered for attractiveness and its function in supporting other wildlife in the area. Plans are being developed, so that the adjacent County Nursing home would have opportunities to engage in programs with the animal shelter.

Chairman Tock questioned the proposed retention facility. Mr. Sachs stated that the proposed retention facility would be located within the circle drive and, through a natural process of percolation, would allow the water to run through the soil to the aquifer. Mr. Sachs stated that plant material would be such to absorb the runoff but not harm the vegetation itself.

With no further public comment, Chairman Tock stated that the hearing would be continued to the June 4, 1987 meeting.

5. Continued Public Hearings

A. Plan Case #1238-SU-87, Special Use for Church at 406 E. Illinois

Ms. Hlavacek stated the additional findings: 1) that a letter had been received from Mr. Girdhari Tikku in favor of the proposal, but also requesting that the Commission review the zoning district of the 400 blocks of High and Green Street; 2) that fencing for the Special Use area was more likely intended for more intense uses and might be waived; and 3) parking problems be corrected per conditions set forth in the staff memo. Ms. Hlavacek stated that Reverend Hughes from the First Wesleyan Church had contacted her stating that the church is willing to comply with the requirements requested.

Ms. Gunsalus questioned Mr. Tikku's request for a review of the zoning district. Ms. Hlavacek stated that he had previously petitioned the Commission for a change of zoning in the area. Due to opposition from the neighborhood to his request, it was withdrawn. Mr. Tikku has been advised of the proper procedures to follow in this type of request.

Chairman Tock asked for Staff recommendation. Ms. Hlavacek reviewed conditions as stated in the staff memo and the recommendation of approval of a Special Use permit.

Mr. Don Aldeen addressed the Commission stating the church had nothing further to present to the Commission. He stated that the church was willing to go along with all the conditions set forth.

Exhibit G - 1987 Special Use Permit Ordinance, Staff Report, and Minutes

Ms. Gunsalus moved, seconded by Dr. Schaeffer, to accept staff recommendation and recommend approval of the acceptance of the amended final development plan. The vote was:

Mr. Arends - Yes	Ms. Gunsalus - Yes	Mr. Hohn - Yes
Mrs. Moreland - Yes	Dr. Schaeffer - Yes	Chairman Tock - Yes

B. Plan Case #1253-SU-87, Special Use for Humane Society Animal Shelter at 2001 E. Main Street

Mr. Hanegraaf stated that two additional off-street parking spaces had been added to the site plan, and that Mr. Sachs, landscape architect for the Humane Society, had presented plans with further details of the construction of the improvements to him before the meeting. He stated that the plans were in order. One modification has been made since the last meeting--that is, the location of the sanitary sewer and the size of it.

Chairman Tock asked for further testimony.

Mr. Sachs addressed the Commission. He stated that a change had been made in standing with the State of Illinois Health Department regulations, and that a 4" sewer line would be adequate volume for carrying waste material from the facility.

Chairman Tock closed the public hearing and asked for Staff recommendation. Mr. Hanegraaf stated that Staff recommends the Plan Commission recommend approval to City Council for a Special Use Permit. The recommendation is contingent upon the conditions as stated in the staff memo.

Dr. Schaeffer moved, seconded by Mr. Hohn, to accept staff recommendation, with conditions as stated, and recommend approval of a Special Use Permit at 2001 E. Main Street. The vote was:

Mr. Arends - Yes	Ms. Gunsalus - Yes	Mr. Hohn - Yes
Mrs. Moreland - Yes	Dr. Schaeffer - Yes	Chairman Tock - Yes

5. New Public Hearings

A. Plan Case #1245-S-87, Final Plat for Med-Tech Subdivision at Main and Rte. 150

Ms. Hlavacek stated that Dr. Kenneth L. Wronke and Mr. Lyle Foltzler have filed a final plat of subdivision with the City for two lots located at U.S. Rte. 150 and Main Street. Upon approval of the Subdivision, Mr. Foltzler, the current owner, will sell Lot 1 to Dr. Wronke. Surrounding land use and zoning and findings in the case are as stated in the staff memo. The Comprehensive Plan goals, objectives and policies are also stated in the staff memo.

Chairman Tock asked for comments. There were none.

Chairman Tock asked for Staff recommendation. Ms. Hlavacek stated that Staff recommends that Plan Commission recommend to the City Council approval of the final plat for Med-Tech Subdivision, with conditions to be met as stated in the staff memo.