

ORDINANCE NO. 2020-04-025

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(205 North High Cross Road OSF Healthcare – Plan Case 2399-SU-20)

WHEREAS, OSF Healthcare has petitioned the City for approval of a Special Use Permit to allow a Medical Office use at 205 North High Cross Road in the B-3, General Business zoning district; and

WHEREAS, the proposed use requires a Special Use Permit in the B-3, General Business zoning district by Table V-1 in the Urbana Zoning Ordinance; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it is located on major roads, nearby transit, a shared-use trail, and nearby neighborhoods; and

WHEREAS, the proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located because as leaving the site vacant would likely be more harmful to the neighborhood; and

WHEREAS, the proposed use conforms to the regulations and standards of, and preserves the essential character of the B-3, General Business zoning district in which it shall be located; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on April 9, 2020, and voted with six (6) ayes and zero (0) nays to forward Plan Case 2399-SU-20 to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the two conditions specified in Section 1 herein; and

WHEREAS, approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that Section of the Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

A Special Use Permit is hereby approved to allow a medical office in the B-3, General Business zoning district with the following condition:

1. That the applicant develops the property in general conformance with the attached site plan (Ordinance Attachment A).
2. That the applicant works with the City, surrounding businesses, and property owners to explore the possibility of contributing financially to the construction of a multi-use path to connect the OSF and Aldi sites to the northwest corner of University Avenue and High Cross Road.

Legal Description:

Lot 2 of Aldi Urbana Subdivision as per plat recorded 1/10/2006 as document 2006R00745, situated in Champaign County, Illinois.

PIN: 91-21-10-407-022, Address: 205 North High Cross Road

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of ____, ____.

AYES:

NAYS:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this this ____ day of ____, ____.

Diane Wolfe Marlin, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2020, the City Council of the City of Urbana passed and approved Ordinance No. _____, entitled “An Ordinance Approving a Special Use Permit (205 North High Cross Road OSF Healthcare – Plan Case 2399-SU-20)” which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2020, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2020.