



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

m e m o r a n d u m

**TO:** Mayor Diane Wolfe Marlin and City Council Members

**FROM:** Lorrie Pearson, AICP, Community Development Services Director  
Lily Wilcock, Planner I

**DATE:** April 23, 2020

**SUBJECT:** **An Ordinance Approving a Zoning Map Amendment** (205 North High Cross Road / Plan Case No. 2398-M-20)  
**An Ordinance Approving a Special Use Permit** (205 North High Cross Road / Plan Case No. 2399-SU-20)

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### **Introduction**

OSF Healthcare requests a rezoning from B-1, Neighborhood Business to B-3, General Business at 205 North High Cross Road. Additionally, OSF Healthcare requests a Special Use Permit to build a medical office on the property. The property has never been developed, and OSF Healthcare would like to build a medical office to serve Urbana and the surrounding area. Medical offices, being more similar in use to a medical clinic than a professional office, are not allowed in the B-1 zoning district, and are only allowed in B-3, General Business zoning district with a Special Use Permit.

At the April 9, 2020, Plan Commission meeting, the Commission voted unanimously (six to zero) to recommend approval of the rezoning request and the Special Use Permit with two conditions.

### **Background**

At the time of the original annexation agreement in 1991 that brought the property into Urbana, the Beringer Commons subdivision identified the corner of University Avenue and High Cross Road as a future commercial area. Aldi later purchased the entire commercial lot, and in 2004 subdivided it into two lots: one for the Aldi grocery store, and the other (the subject property) to be sold for a business use.

### **Description of the Site and Surrounding Properties**

The site is approximately 96,000 square feet, or 2.2 acres, and is located on the northwest corner of High Cross Road and University Avenue. The proposed access drive will be off High Cross Road, on the northern portion of the property (see Exhibit F). The property is currently vacant.

The following chart identifies the current zoning, and existing and future land use of the site and surrounding properties (see Exhibits A, B, and C).

Direction	Zoning	Existing Land Use	Future Land Use
Site	B-1, Neighborhood Business	Vacant	Community Business
North	R-4, Medium Density Multi-Family Residential	Condominiums	Residential
East	County AG-2, Agriculture	Mobile Home Park and Farmland	Community Business
South	B-1, Neighborhood Business	Grocery Store	Residential
West	R-4, Medium Density Multi-Family Residential	Condominiums	Residential

**Discussion**

OSF Healthcare operates a large area hospital on the west side of Urbana. Additionally, OSF operates urgent care facilities in the area for unscheduled health care needs. The proposed medical office would have specialty providers and scheduled appointments, much like the offices at their main hospital. The applicant cites a demand for healthcare providers to be more scattered and closer to neighborhoods and large shopping centers as a reason for choosing this location for a new medical office.

OSF anticipates a maximum staff of 20 employees, with 10 to 15 employees working at any given time. There is one anticipated supply delivery a week, and weekly trash, recycling, and medical waste pick-up from the location. The proposed operating hours will be 8 a.m. to 5 p.m.

There is a six-foot wall between the residential properties at Beringer Commons and the site, which should mitigate any potential issues for residents.

The rezoning criteria asks how long the property has been vacant with its current zoning. The property in question has been vacant with its current B-1 zoning since before 2004, and the subject parcel was created prior to the Aldi development.

**Plan Commission**

The Plan Commission held a public hearing on the requests at its April 9, 2020, meeting. The main discussion at Plan Commission centered on a revised staff recommendation that was presented at the meeting. The sidewalk to be built on the subject property will connect to the sidewalk to the north (at Beringer Commons) and to the south (at Aldi); however, the sidewalk does not ultimately connect to the Kickapoo Rail Trail, to the Walmart property to the southeast, or to bus stop on the south side of University Avenue. Staff had proposed a condition that would have required OSF to contribute to a sidewalk that would go from the Aldi parcel, cross over a drainage ditch, and connect to the intersection of High Cross Road and University Avenue. As the proposed condition did not directly

relate to the Special Use Permit request or criteria, the Plan Commission did not feel that it was appropriate to require OSF to contribute to the sidewalk's construction costs without other adjacent property owners also being asked to contribute. The Plan Commission recommended a less-prescriptive condition whereby OSF would agree to work with the City and neighboring business and property owners to explore shared funding of the proposed sidewalk.

Prior to the Plan Commission meeting, staff received two letters in support of the idea to connect the sidewalk on the Aldi parcel to the intersection at High Cross Road and University Avenue. Staff received a third letter in support after the Plan Commission hearing (Exhibit E).

## **Rezoning Criteria**

In the case of *La Salle National Bank v. County of Cook*, the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. In addition to the six La Salle Criteria, the court developed two more factors in the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. Together, all eight factors are discussed below to compare the current zoning to the proposed zoning.

### *1. The existing land uses and zoning of the nearby property.*

*This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.*

The proposed rezoning to B-3, General Business, is compatible with the land uses of the immediate area (see Exhibits A and B). The surrounding area has two grocery stores, postal office, and residential uses. All surrounding residences have either a road or a 6-foot wall separating them from the site. The proposed rezoning is therefore appropriate for the area.

### *2. The extent to which property values are diminished by the restrictions of the ordinance.*

*This is the difference in the value of the neighboring properties with the current County R-1 zoning of the subject property, compared to their value if the subject property was zoned City R-3.*

It is unlikely that the proposed rezoning would have any effect on neighboring property values. The rezoning accompanies a request for a Special Use Permit for a medical office.<sup>1</sup>

### *3. The extent to which the ordinance promotes the health, safety, morals, or general welfare of the public.*

*This question applies to the potential impacts of the proposed rezoning to public welfare.*

The proposed rezoning should not affect the health, safety, morals, or general welfare of the public, as the rezoning supports the goals and objectives of the 2005 Comprehensive Plan.

### *4. The relative gain to the public as compared to the hardship imposed on the individual property owner.*

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<sup>1</sup> It should be noted that the Urbana City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact on the value of the property. Therefore, any discussion pertaining to property values must be considered speculative and inconclusive.

*Do the restrictions provide gain to the public that offsets the hardships imposed on the property owner by the restrictions?*

The public would see no gain if the property remains B-1, Neighborhood Business, and continues to be vacant. With a rezoning to B-3, more uses would be permitted, which could be a benefit or a drawback to the public depending on the use. However, under the B-1 zoning, a medical office is not allowed in any circumstance, so the possibility of the public gaining access to nearby healthcare is limited by zoning. The property owner will see a significant increase in permitted uses (as shown in Exhibit I) but, if the applicant is granted a Special Use Permit, the proposed use and site plan will be tied to the property, which should mitigate any potential for an undesirable use of the site for the foreseeable future

*5. The suitability of the subject property for the zoned purposes.*

*The issue here is whether there are certain features of the property that favor the type and intensity of uses permitted in either the current or the proposed zoning district.*

The property is suited for general business uses. It is located at the corner of High Cross Road and University Avenue, which is one of the higher-traffic areas in Urbana. As the site is 2.2 acres, it can accommodate a small building and ample parking. The proposed site subdivided and planned to be used for a business use by the developer, and is identified as "Community Business" in the 2005 Comprehensive Plan. A medical office is a business use which can serve the community, but is not permitted in the B-1, Neighborhood Business zoning district.

*6. The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

*Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.*

The property is vacant and has been vacant since before the original annexation agreement was approved in 1991. The property has been zoned B-1 since it came into the City.

*7. The community's need for more of the proposed use.*

The applicant cites this location will provide better access to healthcare, and the location is ideal to serve the needs of residents on the east side of Urbana and for those that live in surrounding communities and commute to Urbana for work (Exhibits I and J).

*8. The care with which the community has planned its land use development.*

In the 2005 Comprehensive Plan the property was identified as part of the "Community Business" Future Land Use designation. The proposed rezoning to B-3, General Business zoning district would be consistent with this designation.

### **Special Use Permit Criteria**

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 property is near the intersection of two major roads, and is less than two miles from an I-74 highway interchange. The proposed access drive will be as far from the University and High Cross Road intersection as possible to minimize potential car crashes. It is also near two transit stops and is within 600 feet of the Kickapoo Rail Trail. Additionally, the sidewalk that will be built on the east side of the property will fill in the gap that exists between Beringer Commons to the north and the Aldi property to the south. Finally, the proposed medical clinic is in a good location to serve Urbana residents and people that live in surrounding communities.

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 use is designed and located to be convenient and to fill a community need. It will not be injurious or detrimental to the district or the public welfare. The access drive will connect to the existing curb access on High Cross Road, which is the farthest location from the intersection of High Cross Road and University Avenue. This will limit any potential traffic problems of the use. Also, the residential properties adjacent to the site are all separated from the site by either a wall or road, so the use should not be detrimental to nearby residents. In addition, the building will be located near the Aldi store, making it easier to walk between the two. The hours of operation, and the number of visitors will be similar to the Aldi grocery store.

The future land use for the area is identified as Community Business, which calls for development that is compatible with the surrounding neighborhood and serves both the immediate neighborhood and surrounding communities. The proposed use fits those aims.

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.*

Staff finds that the proposal generally conforms to the regulations, standards, and character of the B-3, General Business zoning district. The proposed site plan adheres to all development regulations in the B-3 zoning district.

## **Summary of Findings**

1. OSF Healthcare requests a rezoning from B-1, Neighborhood Business zoning district to B-3, General Business zoning district at 205 North High Cross Road. Additionally, OSF Healthcare requests a Special Use Permit to build a medical office in the B-3, General Business zoning district.
2. The proposed B-3, General Business zoning district, and Special Use Permit would allow the applicant to build a medical office. This would be generally compatible with the “Community Business” future land use designation of the 2005 Urbana Comprehensive Plan.
3. The proposed B-3, General Business zoning district would be compatible with the surrounding area, as the adjacent property is a business of a similar-scale and the residences near this property are separated by either an opaque wall or a road.
4. The proposed B-3, General Business zoning district will likely have no discernible impact on

adjacent property values. Currently, the 2.2 acre property is vacant.

5. The subject property is suitable for business uses, like those allowed in the proposed B-3, General Business zoning district. The property is located near a major intersection and is near other businesses.
6. The proposed use is generally conducive to the public convenience at this location, as it is located in an area with other business uses, I-74, and is at a major intersection.
7. The proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located, as leaving the site vacant would likely be more harmful to the neighborhood.
8. 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, as it is an allowed use in this district with the approval of a Special Use Permit.

## Options

City Council has the following options for the Ordinance Approving a Zoning Map Amendment:

1. Approve the Ordinance.
2. Deny the Ordinance.

City Council has the following options for the Ordinance Approving a Special Use Permit:

1. Approve the Ordinance.
2. Approve the Ordinance with conditions.
3. Deny the Ordinance.

## Recommendation

At its April 9, 2020, meeting, the Plan Commission voted unanimously (six ayes and zero nays) to forward the Annexation Agreement to City Council with a recommendation to **APPROVE** the Zoning Map Amendment and Special Use Permit with the following conditions on the Special Use Permit:

1. That the applicant develops the property in general conformance with the site plan in 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.

Attachments:

- Exhibit A: Location and Existing Land Use Map
- Exhibit B: Zoning Map

Exhibit C: Future Land Use Map  
Exhibit D: Draft Plan Commission Minutes (4/6/2020)  
Exhibit E: Correspondence  
Exhibit F: Proposed Site Plan  
Exhibit G: Similar Location Photos  
Exhibit H: B-3 Zoning Description Sheet  
Exhibit I: Application for Zoning Map Amendment  
Exhibit J: Application for a Special Use Permit

CC: A. Tony Trad, OSF Healthcare

**ORDINANCE NO. 2020-04-023**

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT**

**(205 North High Cross Road OSF Healthcare – Plan Case 2398-M-20)**

**WHEREAS**, OSF Healthcare has petitioned the City to rezone a 2.2-acre parcel from B-1, Neighborhood Business, to B-3, General Business, located at 205 North High Cross Road, Urbana, Illinois; and

**WHEREAS**, OSF Healthcare has also petitioned for a Special Use Permit for a medical office in the proposed B-3, General Business zoning district; and

**WHEREAS**, the Zoning Map Amendment would be generally compatible with the “Community Business” future land use designation of the 2005 Urbana Comprehensive Plan; and

**WHEREAS**, the proposed B-3, General Business zoning district would be compatible with the surrounding area, as the adjacent property is a business of a similar-scale and the residences near this property are separated by either an opaque wall or a road; and

**WHEREAS**, the proposed B-3, General Business zoning district will likely have no discernible impact on adjacent property values, and the 2.2 acre property is currently vacant; and

**WHEREAS**, the subject property is suitable for business uses, like those allowed in the proposed B-3, General Business zoning district and the property is located near a major intersection and is near other businesses; 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 2398-M-20 to the Urbana City Council with a recommendation to approve the request for a Zoning Map Amendment; and

**WHEREAS**, the City Council finds that the requested rezoning is consistent with the criteria contained in La Salle Nat. Bank of Chicago v. Cook County, 12 Ill. 2d 40, 145 N.E.2d 65 (1957) and Sinclair Pipe Line Co. v. Village of Richton Park, 19 Ill.2d 370 (1960); and

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

**Section 1.**

The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described property:

The subject properties to be rezoned from B-1, Neighborhood Business to B-3, General Business is more accurately described as follows:

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.

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:

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Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this this \_\_\_\_day of \_\_\_\_, \_\_\_\_.

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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 Zoning Map Amendment (205 North High Cross Road OSF Healthcare – Plan Case 2398-M-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.

**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:

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Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this this \_\_\_\_day of \_\_\_\_, \_\_\_\_.

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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.

# Ordinance Attachment A



## LEGEND

	PROPERTY LINE
	EXIST. RIGHT OF WAY LINE
	EXIST. EASEMENT LINE
	EXIST. CONTOUR LINE
	DECIDUOUS TREE
	SHRUB / BUSH
	EVERGREEN TREE
C.C.R.O.	CHAMPAIGN COUNTY RECORDER'S OFFICE
LS	LANDSCAPE
CONC	CONCRETE
HMA	HOT-MIX ASPHALT
(E)	EXISTING

## ZONING:

LOT 2  
EXISTING ZONING IS B-  
PROPOSING NEW ZONING TO B-3

## PARKING SUMMARY:

**NEW BUILDING**  
APPROXIMATELY 8421 S.F.  
1 SPACE PER 250 S.F. (B3-ZONING)  
REQUIRED PARKING = 34 SPACES

**HIGH CROSS ROAD ACCESS**  
47 NEW REG. PARKING SPACES  
3 ACCESSIBLE PARKING SPACES  
50 TOTAL PARKING SPACES

BIKE RACK = 10% OF THE PARKING = 5 STALLS

## LANDSCAPE REQUIREMENTS:

50 TOTAL PARKING SPACES / 9 = 5.55

REQUIRES 6 PARKING LOT SHADE TREES

NEW SHADE TREE	= 6
TOTAL	= 6

## TREE LEGEND

AUTUMN BLAZE MAPLE TREE, ACER X FREEMANII  
MATURE HEIGHT - 50', MATURE SPREAD 40'.  
SWAMP WHITE OAK, "QUERCUS BICOLOR", MATURE HEIGHT  
50 TO 75', MATURE SPREAD 20' - 35'.  
MIN 2 1/2" CLAIPEER MIN, 7' TALL DECIDUOUS TREE

FINAL LANDSCAPE PLAN SHALL MEET THE  
CITY OF URBANA REQUIREMENTS FOR  
SPECIES, SIZE AND LAYOUT.

FINAL LIGHTING PHOTOMETRICS PLAN SHALL  
MEET THE CITY OF URBANA REQUIREMENTS  
AND SHALL BE PROVIDE FOR BUILDING PERMIT.

FLOOD ZONE CLASSIFICATION  
ZONE X , AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA  
FLOOD INSURANCE RATE MAPS PANEL NO. 17019C0431D,  
EFFECTIVE DATE 10-02-2013.

OVERALL SITE EXHIBIT  
SCALE: 1" = 30'

INFORMATION PROVIDE FROM RECORDED PLAT DOC No. 2006R00745  
AT C.C.R.O. AND GIS INFORMATION FOR URBANA, ILL.



REV.	DATE	NATURE OF REVISION	CHECKED

SURVEYED	NA
DRAWN	DEH
CHECKED	SDK
SCALE	1" = 30'
DATE	3-9-2020

# Exhibit A - Location & Land Use



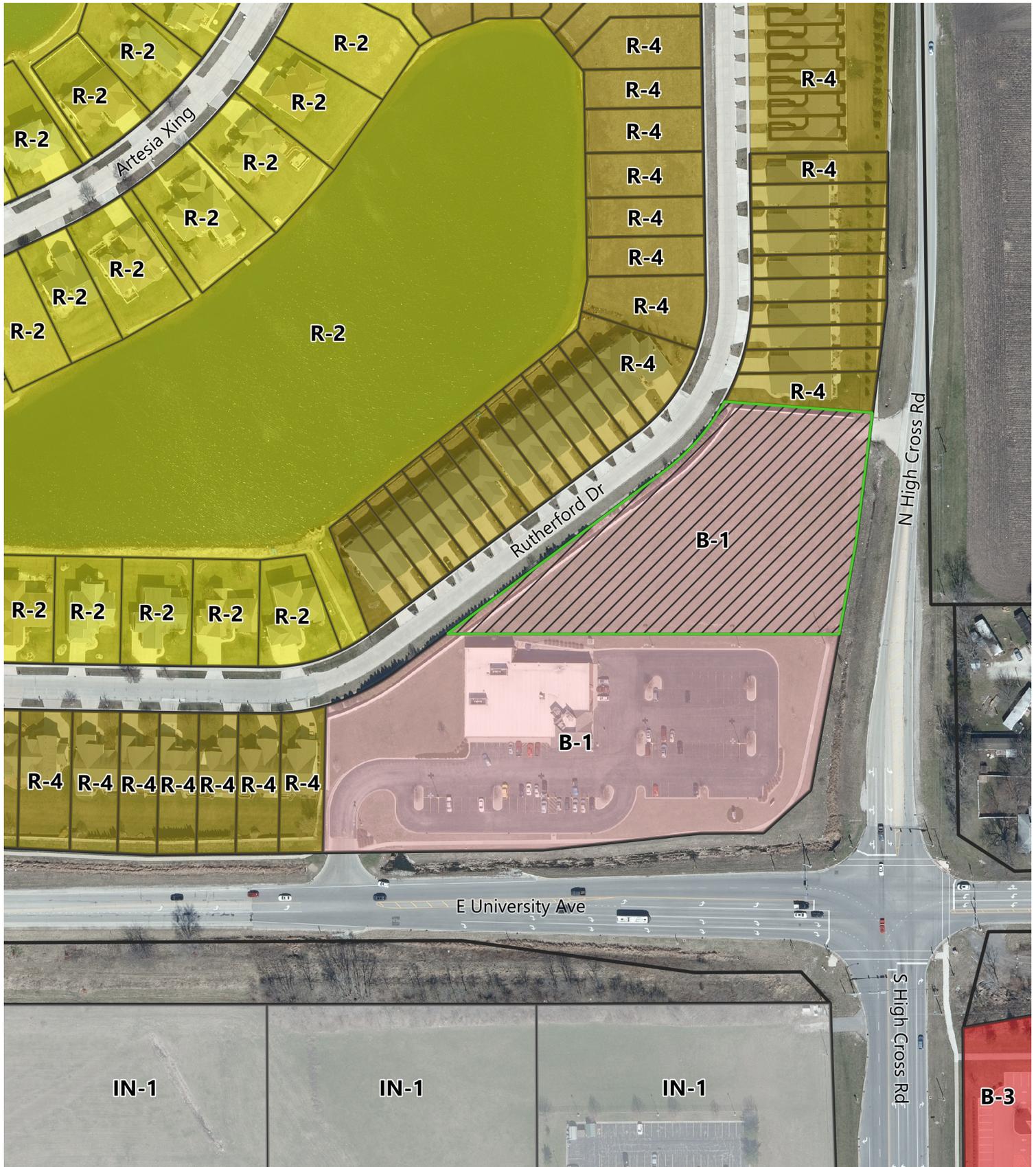
Case: 2398-M-20 and 2399-SU-20  
Subject: Rezoning to B-3 and SUP for Medical Office  
Location: 205 High Cross Road  
Applicant: OSF Healthcare

## Legend

 Subject Property



# Exhibit B - Current Zoning



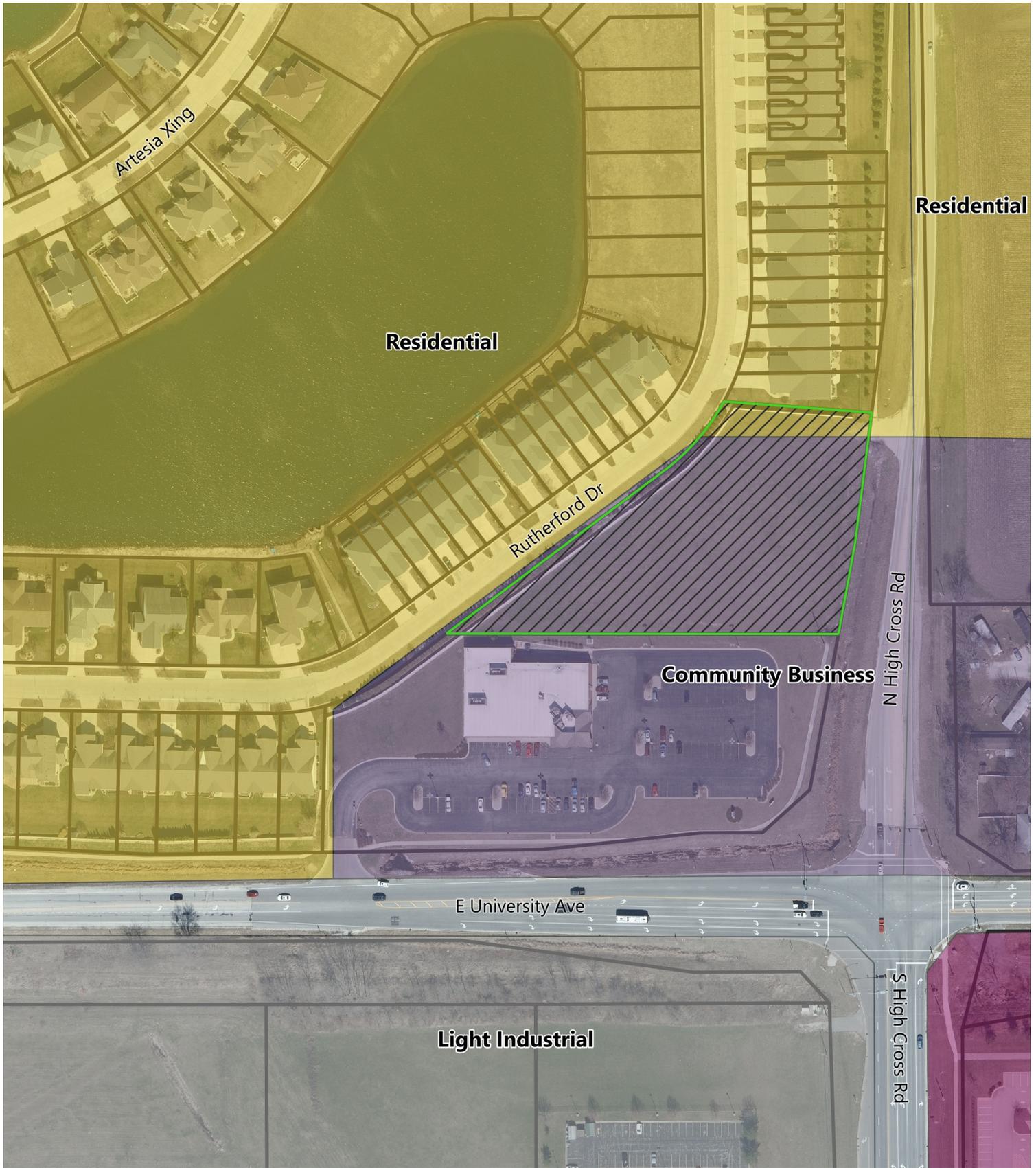
Case: 2398-M-20 and 2399-SU-20  
Subject: Rezoning to B-3 and SUP for Medical Office  
Location: 205 High Cross Road  
Applicant: OSF Healthcare

## Legend

 Subject Property



# Exhibit C - Future Land Use



Case: 2398-M-20 and 2399-SU-20  
Subject: Rezoning to B-3 and SUP for Medical Office  
Location: 205 High Cross Road  
Applicant: OSF Healthcare

## Legend

 Subject Property



## MINUTES OF A REGULAR MEETING

### URBANA PLAN COMMISSION

**DRAFT**

**DATE:** April 9, 2020

**TIME:** 7:00 P.M.

**PLACE:** Zoom

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#### MEMBERS ATTENDING

**REMOTELY:** Dustin Allred, Jane Billman, Tyler Fitch, Lew Hopkins, Jonah Weisskopf, Chenxi Yu

**MEMBERS ABSENT:** Andrew Fell

**STAFF PRESENT:** **City of Urbana (Host);** Kevin Garcia, Planner II; Lily Wilcock, Planner I

#### OTHERS ATTENDING

**REMOTELY:** Kristin Crawford, Josh Markiewicz, Bart Simpson, Tony Trad, **1-309-253-9157, 1-309-922-7046**

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### 1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Fitch called the meeting to order at 7:00 p.m. Roll call was taken, and there was a quorum.

### 2. CHANGES TO THE AGENDA

There were none.

### 3. APPROVAL OF MINUTES

The minutes of the March 19, 2020 regular Plan Commission meeting were presented for approval. Ms. Yu moved that the Plan Commission approve the minutes as written. Ms. Billman seconded the motion. The minutes were approved by unanimous vote as written.

### 4. COMMUNICATIONS

- Letter from Rita Morocoima-Black of Champaign-Urbana Urbanized Area Transportation Study (CUUATS) at the Champaign County Regional Planning Commission in support of Plan Case Nos. 2398-M-20 and 2399-SU-20

- Letter from Cynthia Hoyle of Hoyle Consulting in support of Plan Case Nos. 2398-M-20 and 2399-SU-20
- Revised Recommendation and Conditions for Plan Case Nos. 2398-M-20 and 2399-SU-20

## 5. CONTINUED PUBLIC HEARINGS

There were none.

## 6. OLD BUSINESS

There was none.

## 7. NEW PUBLIC HEARINGS

**Plan Case No. 2398-M-20 – A request by OSF Healthcare to rezone a 2.2-acre parcel from B-1, Neighborhood Business, to B-3, General Business, located at 205 North High Cross Road, Urbana, Illinois.**

**Plan Case No. 2399-SU-20 – A request by OSF Healthcare for a Special Use Permit to build a medical clinic in the B-3, General Business Zoning District, located at 205 North High Cross Road, Urbana, Illinois.**

Chair Fitch opened the public hearing for these two cases simultaneously since they relate to the same proposed development. Lily Wilcock, Planner I, presented the staff report to the Plan Commission. She began by stating the purpose for each request. She briefly described the subject property noting the zoning and existing land use. She talked about the proposed medical clinic and discussed the revised staff recommendation and conditions. She reviewed the La Salle National Bank criteria used in evaluating rezoning cases and how each criterion relates to the proposed rezoning. She reviewed the criteria for a special use permit request according to Section VII-4.A of the Urbana Zoning Ordinance. She read the options of the Plan Commission and presented staff's revised recommendation for each case. She noted that there were several representatives of the applicant attending the meeting to answer any questions.

Chair Fitch asked if any members of the Plan Commission had questions for City staff.

Mr. Allred asked if the applicant had agreed to the revised condition for sharing the cost of connecting the sidewalk to the intersection. Ms. Wilcock replied that the applicant was still considering the condition.

Ms. Billman inquired about one of the attachments to the staff report. Ms. Wilcock explained that there must have been a printing error. The attachment in question is Exhibit D, Overall Site Plan. The printer sized it so it did not fit the paper size.

Mr. Allred inquired about the general logic used when staff considers placing conditions on special use permits. Ms. Wilcock replied that the special use permit process and the criteria are supposed to ensure that a special use is appropriate with the zoning district that the use is in and

that the use is conducive to the public and to the convenience of the public. The revised recommended condition being proposed in the two proposed cases is one that staff hoped the petitioner would agree to be a good need and be within the mission of the petitioner. Installing a sidewalk to the intersection would make it convenient and more conducive for the public. In fact, the installation of sidewalks in the proposed area is an issue that City staff had received complaints about but have not had the funding to address the issue. The City of Urbana would like to apply for a grant to install sidewalks and ask the petitioner to contribute as part of their mission.

Chair Fitch asked if OSF agreed to contribute the \$40,000, then who would pay the remaining \$80,000 for the installation of sidewalks. Ms. Wilcock explained that the remaining \$80,000.00 would be covered by a grant through the Illinois Transportation Enhancement Program, if approved.

Chair Fitch asked if the City did not get the grant, what would happen to the \$40,000.00. Ms. Wilcock stated that the City would not collect that amount from the petitioner.

Chair Fitch asked for clarification on whether the conditions would apply to the map amendment or to the special use permit. Ms. Wilcock said that the conditions would apply to the special use permit.

With no further questions for City staff, Chair Fitch opened the case for public input. He summarized the procedure for a public hearing. He invited the applicant to speak remotely.

Tony Trad, *Manager of OSF Real Estate Services*, spoke to the Plan Commission on behalf of their proposed requests for a rezoning and a special use permit. He mentioned that Dr. Jared Rogers (*President of OSF Hospital in Champaign and in Danville*), Chris Manson (*Vice President of Governmental Affairs*), Kristin Crawford (*Strategic Ambulatory Manager*), and Josh Markiewicz (*Local Real Estate Agent*) were available to answer any questions. Each person represents a portion of OSF's ministry. OSF has spent many years working on building a template for medical office buildings. Every year they work with new designers and construction folks to make sure their patients are served properly.

He talked about OSF purchasing the hospital in January of 2018, and their desire to expand to other areas around Champaign-Urbana, which is why they would like to purchase 205 North High Cross Road and construct a medical clinic on site. OSF has always been ministry based, which really means that they are community based. The OSF Administration is aware of the Kickapoo Rail Trail and the great good it would be for the community if they helped connect to it by contributing towards the installation of a sidewalk to the intersection of High Cross Road and University Avenue.

OSF is not in a position to say yay or nay to agreeing with the revised condition. It is a rather difficult time in their ministry because many of their services have been temporarily shut down due to COVID-19. Maybe if OSF, Aldi, and Walmart come together, it might guarantee the construction of the walkway to connect to the Kickapoo Rail Trail.

Josh Markiewicz addressed the Plan Commission. He asked if the City staff had previously held conversations with Aldi, Walmart or the Beringer Commons developer about the installation of a

sidewalk. Ms. Wilcock stated that there had been staff turnover in the last ten years, so she does not know of previous conversations, if any, which might have been held. However, the current staff is committed to talking with them as well.

With there being no further input, Chair Fitch closed the public input and opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Hopkins stated that the Plan Commission needs to remember and take into consideration that if approved, the rezoning decision will survive whether the special use permit is ever acted upon.

He stated that he is uncomfortable with the additional proposed condition because he believes it will set a legal precedent. By putting the proposed wording in a special use permit, they would be making the special use permit contingent on the condition without being clear what the rational nexus is. If the condition is only being placed on OSF, it would be difficult to sustain legally. He suggested that the Plan Commission try to reword the condition to be an invitation to collaborate with the City of Urbana and other parties in trying to achieve this end. The way to persuade OSF, Aldi and Walmart to participate is by the interest in the achievement of this rather than as a legal commitment.

Mr. Allred agreed with Mr. Hopkins and is why he had asked Ms. Wilcock to clarify how conditions are used in the context of special use permits. He believed that the Plan Commission would be potentially putting the City in legal jeopardy in terms of precedents. He believed that conditions are applied as a way to mitigate the impact from a proposed use. He did not know if there is a rational nexus between what would be a required regulation for the special use permit and the impact that the project would be generating.

He liked the idea of wording the condition in a way that suggests more of a collaboration to achieve something that is a goal of both OSF and the community and to bring other properties that are adjacent and would also benefit from something like this.

Chair Fitch agreed with Mr. Hopkins and Mr. Allred. If the City approves the rezoning, then all of the uses that are permitted in the B-3 Zoning District would be allowed. He did not feel that it would make sense to only ask OSF to contribute to the cost of installing sidewalks. It is a great idea of putting in a path to connect to the Kickapoo Rail Trail, but he is not prepared to ask OSF to go at that alone.

He asked if the Plan Commission should include a condition to encourage OSF to consider contributing to the sidewalk project or just leave the invitation as part of the record of the meeting. Ms. Wilcock said that the Plan Commission could do either way.

Mr. Allred liked the idea of rewording the additional condition. The idea is out there, and it is not necessary to drop the condition entirely. If the Plan Commission can reword the condition to make it more of an invitation to collaborate, then it would make the condition better.

Kevin Garcia, Planner II, suggested the following language as an amended condition: *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.* Mr. Allred, Mr. Hopkins and Chair Fitch agreed the suggested language would work.

Chair Fitch stated that the Plan Commission would vote on the Special Use Permit case prior to the Rezoning case because the special use permit was contingent upon the rezoning of the property. He did not want to rezone the property without the special use permit being approved first. Mr. Garcia commented that since the City Council has the deciding vote, he did not see any negative impact from the Plan Commission voting on the cases in this order. However, the City Council would need to vote on the rezoning case prior to voting on the special use permit case.

Mr. Allred did not believe that they should move forward with rezoning the property to B-3 unless the City is comfortable with the B-3 Zoning on the proposed site to begin with. There is the potential at some point in the future for any use permitted in the B-3 Zoning District to happen by right. Chair Fitch recalled the discussion that was held regarding the zoning when Aldi was being proposed on the site, and the City felt that the B-1, Neighborhood Business was more appropriate than the B-3 Zoning District.

Ms. Yu asked about a grocery store being allowed in the B-1 Zoning District and not a medical clinic. She felt that a grocery store would have a bigger impact on the surrounding properties. Ms. Wilcock stated that Aldi (grocery store use) was allowed in the B-1 Zoning District with approval of a special use permit. However, without approval of the proposed rezoning request, the medical clinic would not be allowed. It is an interesting quirk in the Zoning Ordinance.

Ms. Billman expressed concern about there not being a maximum height requirement for a building constructed in the B-3 Zoning District. Ms. Wilcock explained that while there is not a maximum height requirement, there is a maximum floor area ratio (FAR) requirement. Mr. Trad noted that the property is 2.2 acres, and the facility would be a one story building with a little higher pitch in the roof for aesthetics only. Ms. Billman stated that in the future, another business could come in and construct a tall building because there is no maximum height requirement. Mr. Allred added that the Plan Commission should consider not just the uses allowed but also the development standards of the B-3 Zoning District when voting on the proposed rezoning request. There are other places in the City where tall buildings have been constructed next to single-family homes; however, he is not sure of the impact in those cases.

Ms. Billman stated that she would have liked to of heard from some the nearby residential neighbors. She assumed that since there was no communications from the adjacent residents that they had no objections.

Chair Fitch stated that after hearing this discussion, the Plan Commission should vote on the rezoning case first and then on the special use permit case.

Mr. Allred moved that the Plan Commission forward Plan Case No. 2398-M-20 to the City Council with a recommendation for approval. Ms. Billman seconded the motion.

Ms. Yu asked what the zoning is for Walmart as shown in Exhibit C. Ms. Wilcock explained that Exhibit C shows the Future Land Use Designation. The Future Land Use designation for the Walmart site is Regional Business and the existing zoning is B-3.

Roll call on the motion was as follows:

Mr. Weisskopf	-	Yes	Ms. Yu	-	Yes
Mr. Allred	-	Yes	Ms. Billman	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes

The motion passed by unanimous vote.

Chair Fitch moved that the Plan Commission forward Plan Case No. 2399-SU-20 to the City Council with a recommendation for approval including the following conditions:

- 1. That the applicant develops the property in general conformance with the Site Plan as shown in Exhibit D.*
- 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.*

Mr. Hopkins seconded the motion.

Roll call on the motion was as follows:

Ms. Billman	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Weisskopf	-	Yes
Ms. Yu	-	Yes	Mr. Allred	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that these two cases would be forwarded to the City Council on April 27, 2020.

## **8. NEW BUSINESS**

There was none.

## **9. AUDIENCE PARTICIPATION**

There was none.

## **10. STAFF REPORT**

There was none.

## **11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

---

Kevin Garcia, Secretary  
Urbana Plan Commission



2207 S. Cottage Grove Avenue  
Urbana, IL 61801  
217-649-6595

April 9, 2020

Dear Urbana Planning Commissioners,

I am writing to express my support for proposed improvements to the intersection of University Avenue and High Cross Road to enhance safety for people who are walking, biking, and using transit. I am the President of Health Champaign County, a 501(C)(3), Chair of Champaign-Urbana Safe Routes to School Project, a member of the Urbana Bicycle and Pedestrian Advisory Committee, a member of the Board of Ride Illinois (the statewide bicycle advocacy organization in Illinois) and I have thirty-five years of experience as a certified planner with a focus on active transportation modes, the last seventeen of which I have worked as a consultant with the Champaign-Urbana Mass Transit District. I write to you as an expert on the subject of transportation.

The intersection of University and High Cross Road provides access to the very popular Kickapoo Rail Trail, the main U.S. Post Office in Urbana, Wal-Mart, Aldi, and proposed new health care facilities. Roadway fatalities and serious injury crashes in our community are a serious public health issue. Urbana has a very high percentage of trips being made by walking, biking, and transit. It is one of the goals of our community to provide safe, convenient, and affordable mobility choices to everyone regardless of their mode of transport.

Many families and individuals in our community cannot afford to own and operate a vehicle for transportation. They rely on walking, biking, and transit to get to work, school, shop, access services, etc. These roadway users are many times more likely to be hit and badly injured or killed by drivers of motorized vehicles.

The intersection of High Cross Road and University is particularly problematic for those walking, biking and taking transit. The intersection is wide, the roadways are multi-lane and high speed. At this time, the Kickapoo Trail is available on the south side of University and a sidewalk is available on the north side next to Beringer Commons. The sidewalk on High Cross Road north of the intersection is inaccessible for those who need to access shopping or services from the south or east due to the lack of connection to the intersection. The drainage culvert on the northwest corner of this intersection is an obstacle to accessing businesses and homes north of University Avenue. The only north-south crosswalk on University is on the east side of this intersection. It does not connect to a sidewalk to the north. The only way to reach the sidewalk on the north side of University Avenue would be to climb through the drainage ditch. Residents of Beringer Commons have no safe way to access the Kickapoo Rail Trail or any of the services to the south.

The result of these accessibility issues has been that people, including families with children, cross at various locations along University with no crosswalks or traffic control. This is very dangerous.

The "Community Health Improvement Plan: 2018-2022 Champaign County, IL" included objectives and strategies to improve access to safe walking, biking, and transit to assist in reducing rates of obesity among adults and children in our county. Building a box culvert for the drainage ditch, adding a sidewalk, and providing improved crosswalks on all four legs of this intersection would be a significant step toward improving access to active transportation modes.

Thank you for support for improving health and safety in our community.

Sincerely,



CHAMPAIGN COUNTY  
REGIONAL PLANNING  
COMMISSION

April 9, 2020

Urbana Plan Commission  
400 South Vine Street  
Urbana, IL 61801

Dear Plan Commission:

I would like to express support for the revised recommendation and conditions for plan cases 2398-M-20 and 2399-SUP-20 on behalf of the Champaign-Urbana Urbanized Area Transportation Study (CUUATS). The proposed multi-use path to connect the OSF and Aldi sites to the northwest corner of University Avenue and High Cross Road would increase connectivity to the Kickapoo Rail Trail (KRT) for all trail users, particularly trail users coming from northwest of the intersection. In the CUUATS [Long Range Transportation Plan](#) for the Champaign-Urbana region, local residents identified "Walking and Biking for Health," "Environment," and "Accessibility for All" as the top three priorities for the regional transportation system in the next 25 years. This project's goal of improving access to walking and biking infrastructure helps fulfill the LRTP goals by speaking to all three of these priorities.

CUUATS staff believes the safest way to get pedestrians and bicyclists from northwest of the University Avenue and High Cross Road intersection to the KRT southwest of the intersection is by utilizing the existing crosswalks on the north and east legs of the intersection due to the high traffic volumes and geometry of the surrounding roadways. The City of Urbana is known for having exceptionally high rates of walking and biking in the region and the safety of pedestrians and bicyclists is a top priority for all CUUATS member agencies. The Kickapoo Rail Trail is an exciting off-street transportation facility for the entire region and CUUATS is proud to support regional project partners working together to ensure it is safe and accessible for as many users as possible.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rita Morocoima-Black', is written over a circular stamp.

Rita Morocoima-Black  
CUUATS Director



Champaign-Urbana Urbanized Area Transportation Study  
A program of the Champaign County RPC

1776 E. Washington St. Urbana, IL 61802  
P 217.328.3313 F 217.328.2426  
TTY 217.384.3862 CCRPC.ORG



April 10, 2020

Dear Members of the Urbana Plan Commission,

I am offering MTD's support of the improvement of the pedestrian and bicycle infrastructure in the vicinity of High Cross Road and University Avenue.

Since Wal-Mart developed, MTD has served this area. There wasn't much pedestrian activity on University Avenue between Main Street and High Cross Road until the Aldi was developed. This created an issue for transit passengers because there are no sidewalks or a crosswalk in the area. The bus stops are placed to minimize the impact of the drainage swales on either side of University Avenue near the Aldi entrance. This isn't ideal. The Kickapoo Trail was later developed, which has improved access and amenities to this location and brought the potential for more pedestrian activity in the vicinity.

Now with the OSF Medical Facility being proposed, this is a very good time to address some of the remaining issues. Integrating a sidewalk into the existing infrastructure will enable a safe and comfortable option to meet their mobility needs. Building the proposed box-culvert, completing the sidewalk, and providing complete crosswalks would help anyone who needs to access the bus to do so through a controlled intersection. Connecting this new sidewalk to the existing sidewalk infrastructure would allow for OSF patients utilize the existing bus stop at the Aldi entrance, which is the closest bus stop to their site.

This project would allow us to move the bus stop on the south side of University Avenue at Aldi to the southeast corner of the intersection of University Avenue and High Cross Road. This would be a significant improvement in safety without adding much distance to the front door of Aldi.

We appreciate the opportunity to weigh in on a project prior to it being implemented. MTD values any project that improves safety and mobility options for our residents. We recognize that every passenger is a pedestrian before and after their trip and support any project that improves the quality of their experience.

Thank you for your consideration, dedication and contributions to the safety and wellness of the community.

Sincerely,

A handwritten signature in black ink that reads 'Jay Rank'. The signature is written in a cursive, slightly slanted style.

Jay Rank

MTD Planning Manager



# Exhibit F



### LEGEND

- PROPERTY LINE
- EXIST. RIGHT OF WAY LINE
- EXIST. EASEMENT LINE
- 846 — EXIST. CONTOUR LINE
- DECIDUOUS TREE
- SHRUB / BUSH
- EVERGREEN TREE
- C.C.R.O. — CHAMPAIGN COUNTY RECORDER'S OFFICE
- LS — LANDSCAPE
- CONC — CONCRETE
- HMA — HOT-MIX ASPHALT
- (E) — EXISTING

### ZONING:

LOT 2  
EXISTING ZONING IS B-  
PROPOSING NEW ZONING TO B-3

### PARKING SUMMARY:

**NEW BUILDING**  
APPROXIMATELY 8421 S.F.  
1 SPACE PER 250 S.F. (B3-ZONING)  
REQUIRED PARKING = 34 SPACES

**HIGH CROSS ROAD ACCESS**  
47 NEW REG. PARKING SPACES  
3 ACCESSIBLE PARKING SPACES  
50 TOTAL PARKING SPACES

BIKE RACK = 10% OF THE PARKING = 5 STALLS

### LANDSCAPE REQUIREMENTS:

50 TOTAL PARKING SPACES / 9 = 5.55  
REQUIRES 6 PARKING LOT SHADE TREES

NEW SHADE TREE = 6  
TOTAL = 6

### TREE LEGEND

AUTUMN BLAZE MAPLE TREE, ACER X FREEMANII  
MATURE HEIGHT - 50', MATURE SPREAD 40'.  
SWAMP WHITE OAK, "QUERCUS BICOLOR", MATURE HEIGHT  
50 TO 75', MATURE SPREAD 20' - 35'.  
MIN 2 1/2" CLAIPEER MIN, 7' TALL DECIDUOUS TREE

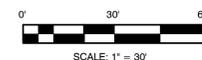
FINAL LANDSCAPE PLAN SHALL MEET THE  
CITY OF URBANA REQUIREMENTS FOR  
SPECIES, SIZE AND LAYOUT.

FINAL LIGHTING PHOTOMETRICS PLAN SHALL  
MEET THE CITY OF URBANA REQUIREMENTS  
AND SHALL BE PROVIDE FOR BUILDING PERMIT.

FLOOD ZONE CLASSIFICATION  
ZONE X , AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA  
FLOOD INSURANCE RATE MAPS PANEL NO. 17019C0431D,  
EFFECTIVE DATE 10-02-2013.

OVERALL SITE EXHIBIT  
SCALE: 1" = 30'

INFORMATION PROVIDE FROM RECORDED PLAT DOC No. 2006R00745  
AT C.C.R.O. AND GIS INFORMATION FOR URBANA, ILL.



REV.	DATE	NATURE OF REVISION	CHECKED	DATE

## Exhibit G

OSF Medical Office in Godfrey, IL



## Exhibit G

OSF Medical Office in Normal, IL





## B-3 – GENERAL BUSINESS ZONING DISTRICT

### ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The *B-3, General Business District* is intended to provide areas for a range of commercial uses wider than that of Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

#### PERMITTED USES:

##### **Agriculture**

Farm Equipment Sales and Service  
Feed and Grain (*Sales Only*)  
Garden Shop  
Plant Nursery or Greenhouse  
Roadside Produce Sales Stand

##### **Business - Adult Entertainment**

Adult Entertainment Uses

##### **Business - Food Sales and Services**

Bakery (*Less than 2,500 square feet*)  
Banquet Facility  
Café or Deli  
Catering Service  
Confectionery Store  
Convenience Store  
Fast-Food Restaurant  
Liquor Store  
Meat and Fish Market  
Restaurant  
Supermarket or Grocery Store  
Tavern or Night Club

##### **Business - Miscellaneous**

Auction Sales (*Non-Animal*)  
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)  
Lawn Care and Landscaping Service  
Mail Order Business  
Medical Cannabis Dispensary  
Radio or TV Studio  
Shopping Center – Convenience  
Shopping Center – General  
Wholesale Business

##### **Business - Personal Services**

Ambulance Service  
Barber/ Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/ Fitness  
Laundry and/or Dry Cleaning Pick-up  
Massage Therapist  
Medical Carrier Service  
Mortuary  
Movers  
Pet Care/ Grooming  
Self-Service Laundry  
Shoe Repair Shop  
Tailor and Pressing Shop

## PERMITTED USES Continued:

### **Business - Professional and Financial Services**

Bank/ Savings and Loan Association  
Check Cashing Service  
Copy and Printing Service  
Packaging/ Mailing Service  
Professional and Business Office  
Vocational, Trade or Business School

### **Business - Retail Trade**

Antique or Used Furniture Sales and Service  
Appliance Sales and Service  
Art and Craft Store and/or Studio  
Bicycle Sales and Service  
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)  
Clothing Store  
Department Store  
Drugstore  
Electronic Sales and Services  
Florist  
Hardware Store  
Heating, Ventilating, Air Conditioning Sales and Service  
Jewelry Store  
Monument Sales (*Excluding Stone Cutting*)  
Music Store  
Office Supplies/ Equipment Sales and Service  
Pawn or Consignment Shop  
Pet Store  
Photographic Studio and Equipment Sales and Service  
Shoe Store  
Sporting Goods  
Stationery, Gifts, or Art Supplies  
Tobacconist  
Variety Store  
Video Store  
All Other Retail Stores

### **Business - Vehicular Sales and Service**

Automobile Accessories (*New*)  
Automobile, Truck, Trailer or Boat Sales or Rental  
Automobile/ Truck Repair  
Car Wash  
Gasoline Station  
Mobile Home Sales  
Truck Rental

### **Business - Recreation**

Athletic Training Facility  
Bait Sales  
Bowling Alley  
Dancing School  
Driving Range  
Gaming Hall\*\*\*\*\*  
Lodge or Private Club  
Miniature Golf Course  
Outdoor Commercial Recreation Enterprise (*Except Amusement Park*)\*\*\*\*  
Pool Hall  
Private Indoor Recreational Development  
Theater, Indoor

### **Business - Transportation**

Motor Bus Station  
Taxi Service

### **Industrial**

Microbrewery

### **Public and Quasi-Public**

Church, Temple or Mosque  
Electrical Substation  
Farmer's Market  
Institution of an Educational or Charitable Nature  
Library, Museum or Gallery  
Methadone Treatment Facility  
Municipal or Government Building  
Park  
Police or Fire Station  
Principle Use Parking Garage or Lot  
Public Maintenance and Storage Garage  
University/College  
Utility Provider

### **Residential**

Bed and Breakfast Inn  
Bed and Breakfast Inn, Owner Occupied  
Dwelling, Community Living Facility, Category II or Category III  
Dwelling, Home for Adjustment  
Dwelling, Loft  
Dwelling, Transitional Home, Category I or II  
Hotel or Motel

## SPECIAL USES:

### Business – Retail

Firearm Store†

### Public and Quasi-Public

Correctional Institution or Facility  
Hospital or Clinic

### Business – Vehicular Sales and Service

Towing Service  
Truck Stop

### Residential

Dwelling, Multifamily

## PLANNED UNIT DEVELOPMENT USES:

### Business – Miscellaneous

Commercial Planned Unit Development (*See Section XIII-3*)  
Mixed-Use Planned Unit Development (*See Section XIII-3*)

## CONDITIONAL USES:

### Business - Miscellaneous

Crematorium  
Day Care Facility (*Non-Home Based*)  
Self-Storage Facility  
Veterinary Hospital (*Small Animal*)\*\*\*\*

### Industrial

Bookbinding  
Confectionery Products Manufacturing and Packaging  
Electronics and Related Accessories - Applied Research and Limited Manufacturing  
Engineering, Laboratory, Scientific and Research Instruments Manufacturing  
Motion Picture Production Studio  
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery and Commercial Printing  
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing

### Public and Quasi-Public

Nonprofit or Governmental, Educational and Research Agencies  
Radio or Television Tower and Station

### Residential

Assisted Living Facility  
Nursing Home

### Table V-1 Notes:

- \*\*\*\* See Table VII-1 for Standards for Specific Conditional Uses
- \*\*\*\*\* The establishment requesting a license for a principal use gaming hall shall be a minimum of five hundred feet from any other licensed gaming hall or pre-existing Day Care Facility, Day Care Home, School, or Place of Worship, as defined under the Religious Corporation Act (805 ILCS 110/0.01 et seq.). The establishment requesting a license for a principal use gaming hall shall also be a minimum of two hundred and fifty feet away from any previously existing establishment containing a licensed video gaming terminal. Said distances shall be measured as the intervening distance between business frontages.
- † See Section VII-5.D for Standards for Firearm Stores

## DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) <sup>1</sup>	MIN SIDE YARD (in feet) <sup>1</sup>	MIN REAR YARD (in feet) <sup>1</sup>
B-3	6,000	60	None <sup>3</sup>	4.00	None	15	5	10

FAR = Floor Area Ratio  
OSR = Open Space Ratio

**Footnote<sup>1</sup>** – See Section VI-5 and Section VIII-4 for further information about required yards.

**Footnote<sup>3</sup>** – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; however, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

For more information on zoning in the City of Urbana call or visit:

**City of Urbana**  
**Community Development Services Department**  
400 South Vine Street, Urbana, Illinois 61801  
(217) 384-2440 phone / (217) 384-2367 fax  
[www.urbanaininois.us](http://www.urbanaininois.us)



**Application for Zoning  
Map Amendment**

**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 02-21-2020 Plan Case No. 2398-M-20  
 Fee Paid - Check No. 4121 Amount \$200.00 Date 02-21-2020

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION**

**1. APPLICANT CONTACT INFORMATION**

Name of Applicant(s): **OSF Healthcare** Phone: **309-677-0754**  
 Address (street/city/state/zip code): **800 NE Glen Oak, Peoria, IL 61603**  
 Email Address: **a.tonytrad@osfhealthcare.org**  
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **LOI to purchase property**

**2. OWNER INFORMATION**

Name of Owner(s): **ALDI, Inc.** Phone: **1-815-941-6020 x123**  
 Address (street/city/state/zip code): **1 Aldi, Dr., Dwight, IL. 60420**  
 Email Address: **paul.cornejo@aldi.us**  
 Is this property owned by a Land Trust?  Yes  No  
*If yes, please attach a list of all individuals holding an interest in said Trust.*

**3. PROPERTY INFORMATION**

Address/Location of Subject Site: **205 N High Cross Rd. Urbana, IL.**  
 PIN # of Location: **91-21-10-407-022**  
 Lot Size: **+/- 2.20 acres**  
 Current Zoning Designation: **B-1**  
 Proposed Zoning Designation: **B-3**  
 Current Land Use (vacant, residence, grocery, factory, etc): **Vacant land**  
 Proposed Land Use: **Medical Office Building**  
 Present Comprehensive Plan Designation: **Community Business**

How does this request conform to the Comprehensive Plan? *Aligns with the vision and cornerstone goals of Urbana.*

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

**Lot 2 of Aldi Urbana Subdivision as per plat recorded 1/10/2006 as document 2006R00745**

**PIN:91-21-10-407-022**

**Please note attached map**

#### 4. CONSULTANT INFORMATION

**Name of Architect(s):** Architectural Design Group, Inc. Phone: 309-672-6498

**Address (street/city/state/zip code):** 321 SW Water St., Suite 200; Peoria, IL 60602

**Email Address:** dbaker@archdesigngrp.com

**Name of Engineers(s):** Keith Engineering Design, Inc Phone: 309-938-4005

**Address (street/city/state/zip code):** 707 NE Jefferson Ave.; Peoria, IL 61603

**Email Address:** brianK@kedmep.com

**Name of Surveyor(s):** Mohr-Kerr Engineering & Land Surveying, PC Phone: 309-692-8500

**Address (street/city/state/zip code):** 5901 N. Prospect, Suite 6B, Peoria, IL 61614

**Email Address:** sdkerr@mohrandkerr.com

**Name of Professional Site Planner(s):** Mohr-Kerr Engineering & Land Surveying, PC Phone: 309-692-8500

**Address (street/city/state/zip code):** 5901 N. Prospect, Suite 6B, Peoria, IL 61614

**Email Address:** sdkerr@mohrandkerr.com

**Name of Attorney(s):** Michael Davidson Lewis Rice Attorneys Phone: 1-314-444-7873

**Address (street/city/state/zip code):** 600 Washington Ave. Suite 2500 St. Louis, Mo. 63101

**Email Address:** mdavidson@lewisrice.com

#### 5. REASONS FOR MAP AMENDMENT:

What error in the existing Zoning Map would be corrected by the Proposed Amendment?

**Allowing for a Medical Clinic use in the B1 zoning district.**

What changed or changing conditions warrant the approval of this Map Amendment?

**Healthcare is a rapidly changing industry and requires providers to seek new and convenient ways to meet the needs of the communities, families and individuals that they serve, and multiple, smaller clinics throughout the community provide better and easier access and more convenient choices.**

Explain why the subject property is suitable for the proposed zoning.

**The subject property is ideal because it is convenient to many people who live and work in east Urbana, and those who live in outlier communities but commute to and through the area.**

What other circumstances justify the zoning map amendment

**Three of the City of Urbana's cornerstone goals are centered around providing a good quality of life, providing services that allow a community to grow, and supporting sensible growth and this proposed development supports all 3 and healthcare plays a huge role in the strength of a community.**

Time schedule for development (*if applicable*)

**~12 months after purchase of property.**

Additional exhibits submitted by the petitioner.

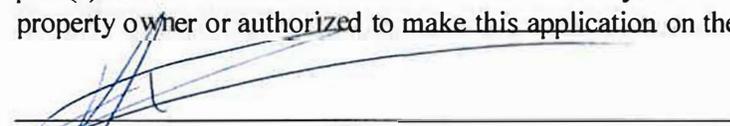
Building Site Plan  
Building Plan  
Exterior Photos  
Plat Map

***NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.***

***By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.***

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

  
\_\_\_\_\_  
Applicant's Signature

2/21/2020  
Date

**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

City of Urbana  
Community Development Department Services  
Planning Division  
400 South Vine Street, Urbana, IL 61801  
Phone: (217) 384-2440  
Fax: (217) 384-2367



## 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 03-06-2020 Plan Case No. 2399-SU-20  
 Fee Paid - ~~Check No.~~ Cash Amount \$200.00 Date 03-06-2020

### 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 VII - 4 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* Medical Office on the property described below.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): OSF Healthcare Phone: 309-677-0754  
 Address (street/city/state/zip code): 800 NE Glen Oak, Peoria, IL. 61603  
 Email Address: a.tonytrad@osfhealthcare.org

#### 2. PROPERTY INFORMATION

Address/Location of Subject Site: 205 N High Cross Rd., Urbana, IL.  
 PIN # of Location: 91-21-10-407-022  
 Lot Size: ≈/- 2.20 acres  
 Current Zoning Designation: B-1  
 Current Land Use (vacant, residence, grocery, factory, etc): vacant land  
 Proposed Land Use: B-3 Medical Office Building  
 Legal Description (If additional space is needed, please submit on separate sheet of paper):  
**Lot 2 of Aldi Urbana Subdivision as per plat recorded 1/10/2006 as document 2006R00745**  
**PIN: 91-21-10-407-022**

### 3. CONSULTANT INFORMATION

**Name of Architect(s):** Architectural Design Group, Inc. Phone: 306-672-6498

**Address (street/city/state/zip code):** 321 SW Water St. Suite 200, Peoria, IL 60602

**Email Address:** dbaker@archdesigngrp.com

**Name of Engineers(s):** Keith Engineering Design, Inc. Phone: 309-938-4005

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**Name of Attorney(s):** Michael Davidson Lewis Rice Attorneys Phone: 314-444-7873

**Address (street/city/state/zip code):** 600 Washington Ave., Suite 2500 St. Louis, MO. 63101

**Email Address:** mdavidson@lewisrice.com

### 4. REASONS FOR SPECIAL USE PERMIT

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

Recognizing that population health represents a primary aspect of quality of life and wellbeing for the citizens of a community, this location supports better access to healthcare. It is convenient to many people who live and work in east Urbana, and those who live in outlying communities, commuting to and through the area. Three of the City of Urbana's cornerstone goals are centered around providing a good quality of life, providing services that allow a community to grow, and supporting sensible growth; this proposed development supports all three since health care is a foundation for a stronger community.

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 subject property will be located in a way that enhances access to the community for healthcare and that enhances the welfare to the public by providing easy access to healthcare (primary care services including office visits and walk-ins) and rehab services (physical therapy). Normal business hours of operation will be employed to mimic the surrounding businesses. The building will in a scale and aesthetic which will integrate well into the neighborhood, including that of the adjacent residential area.

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

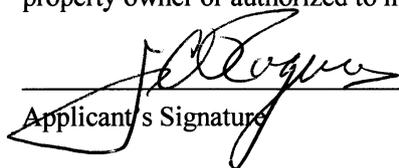
The proposed healthcare use is more conducive to the intent of the zoning for neighborhood businesses than some of the other uses which are in place. The subject property and future operations will abide by all applicable regulations and standards for operating a business within the district, enhancing the current offerings, by providing a needed service to the community which is healthcare.

**NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.**

**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

 Jared C Rogers MD  
Applicant's Signature      President, OSF Healthcare      3/6/2020  
Heart of Mary Medical Center      Date

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