



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Lily Wilcock, Planner I

DATE: April 3, 2020

SUBJECT: 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.

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 are only allowed in B-3, General Business zoning district with a Special Use Permit.

For these requests, the Plan Commission must review the applications and the rezoning and Special Use Permit criteria, and make recommendations on each request to City Council. Staff recommends approval of both requests.

Background

At the time of the original annexation agreement in 1991 that brought the property into Urbana, the Beringer Commons subdivision had intended the corner of University Avenue and High Cross Road to be commercial. 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 632,000 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 D). 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 in west Urbana. Additionally, OSF operates urgent care facilities in the area, for unscheduled health care needs. The proposed medical office will have specialty providers and scheduled appointments, much like the offices at the 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.

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, which may have a positive impact on surrounding property values, versus the land remaining vacant.¹

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.

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 F) 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.

¹ 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.

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 G and H).

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 Staff 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 clinic 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

The Plan Commission has the following options for recommendations to the City Council in Case No. 2398-M-20:

1. Recommend approval of the rezoning.
2. Recommend approval of the rezoning with conditions.
3. Recommend denial of the rezoning.

The Plan Commission has the following options for recommendations to the City Council in Case No. 2399-SUP-20:

1. Recommend approval of the Special Use Permit to build a Medical Office at 205 North High Cross Road.
2. Recommend approval of the Special Use Permit to build a Medical Office at 205 North High Cross Road with conditions.
3. Recommend denial of the Special Use Permit to build a Medical Office at 205 North High Cross Road.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission make a recommendation to City Council to **APPROVE** the Zoning Map Amendment and Special Use Permit with the following conditions:

1. That the applicant develops the property in general conformance with the attached site plan (Exhibit D).

Attachments:

- Exhibit A: Location and Existing Land Use Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Proposed Site Plan
- Exhibit E: Similar Location Photos
- Exhibit F: B-3 Zoning Description Sheet
- Exhibit G: Application for Zoning Map Amendment
- Exhibit H: Application for a Special Use Permit

CC: A. Tony Trad, OSF Healthcare

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



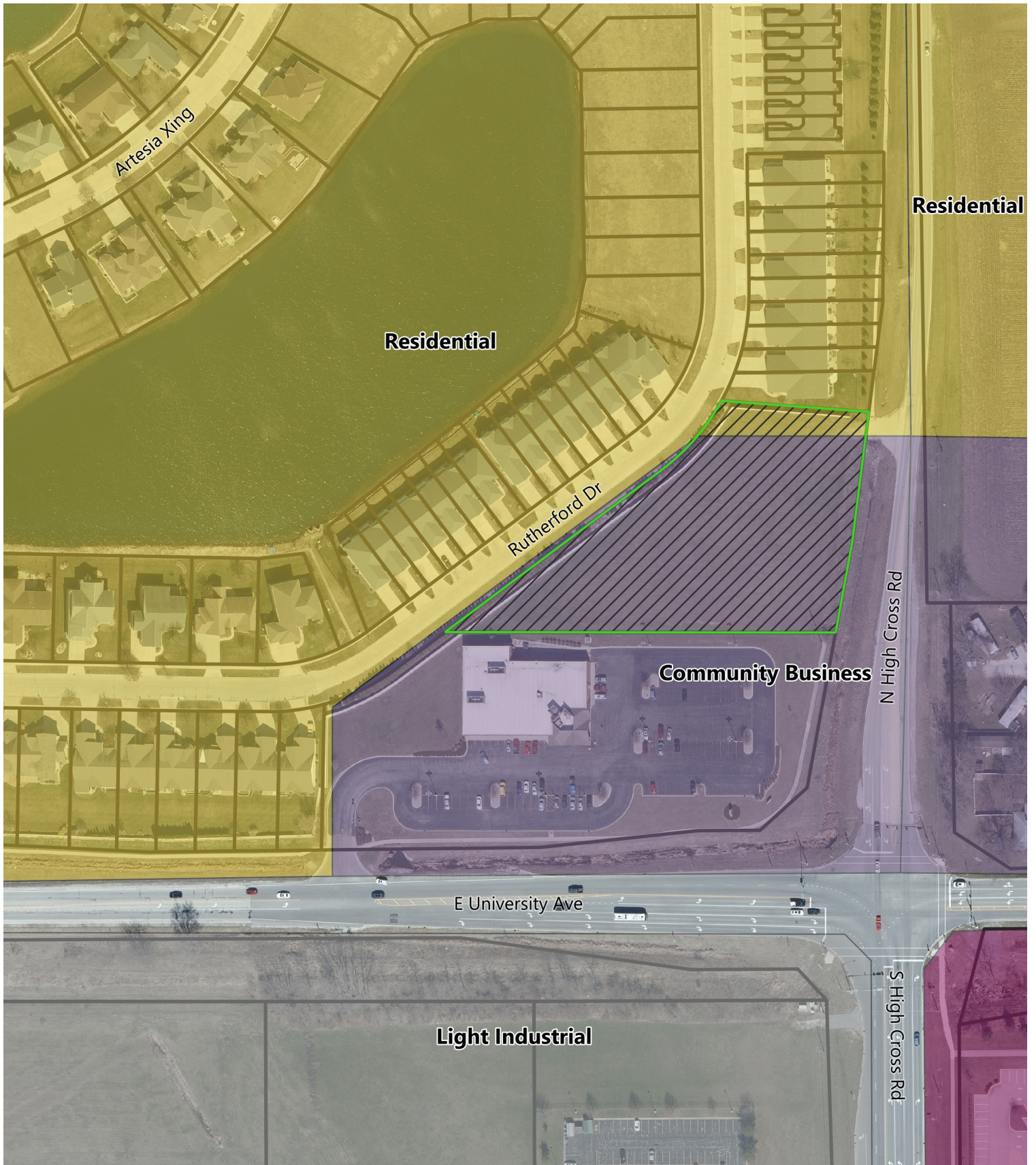
Case: 2398-M-20 and 2399-SU-20
Subject: Rezoning to B-3 and SUP for Medical Office
Location: 205 High Cross Road
Applicant: OSF Healthcare

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



Exhibit E

OSF Medical Office in Godfrey, IL



Exhibit E

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*)****

Public and Quasi-Public

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

Residential

Assisted Living Facility
Nursing Home

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

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) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
B-3	6,000	60	None ³	4.00	None	15	5	10

FAR = Floor Area Ratio
OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote³ – 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



**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.

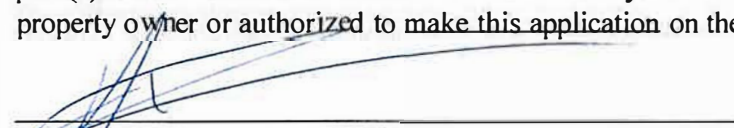
Building Site Plan
Building Plan
Exterior Photos
Plat Map

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
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 Current Zoning Designation: B-1
 Current Land Use (vacant, residence, grocery, factory, etc): vacant land
 Proposed Land Use: B-3 Medical Office Building
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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 and Land Surveying, PC Phone: 309-692-8500

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

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Email Address: sdkerr@mohrandkerr.com

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.

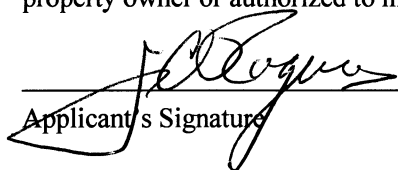
The proposed healthcare use is more conducive to the intent of the zoning for neighborhood businesses than some of the other uses which are in place. The subject property and future operations will abide by all applicable regulations and standards for operating a business within the district, enhancing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

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

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

