



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 8, 2020
SUBJECT: Revised Recommendation and Conditions for Plan Cases 2398-M-20 and 2399-SUP-20

Revised Recommendation

Staff would like to amend its recommendation for approval in Plan Case 2399-SUP-20 to include a condition that OSF Healthcare (OSF) contribute to a multi-use path to better connect the site to the southeast.

Discussion

This intersection has been difficult for those using transit to get to either Walmart or Aldi. After the Kickapoo Rail Trail opened in 2017, it quickly became apparent that better access was needed to get to the trail from Beringer Commons, and to get to the Aldi grocery store from the trail and neighborhoods south of University Avenue. The ideal place for a north-south crossing of University Avenue is at the stoplight at High Cross Road; however, there is a drainage ditch that runs along University Avenue and High Cross Road that creates a barrier to making a connection to the existing sidewalk on the Aldi property. To bridge the gap, a box culvert would need to be built over the ditch, with a path built on top of the culvert running from the University Avenue/High Cross Road intersection to the sidewalk.

The City plans to apply for a grant through the Illinois Department of Transportation's (IDOT) Illinois Transportation Enhancement Program (ITEP) for this project. Success in obtaining funding through the ITEP process is not guaranteed. If the ITEP grant is not awarded to the City of Urbana for this intersection, then the City will pursue other sources of funding for the project.

OSF's plans include a sidewalk that will connect to the existing sidewalks to the north and south of the property; however, that sidewalk (which is required), will not connect to the intersection because of the drainage ditch. The additional culvert and sidewalk would be necessary to connect the site to the Kickapoo Rail Trail and to connect people walking, biking, and taking transit to the proposed OSF medical office, Aldi, and Walmart at the corners of this intersection.

The Champaign County Community Health Needs Assessment (2017-2019) is a plan to address the County's largest public health needs and to identify broad strategies to improve key community health indicators. The assessment identifies obesity reduction as one of three priorities for a healthy Champaign and Urbana. Access to healthy food and encouraging healthy lifestyles are two of the plan's goals to help reduce obesity. Creating a link between the University Avenue/High Cross Road intersection would improve access to both Aldi and Walmart, and to the Kickapoo Rail Trail. People

from any direction could then walk, bike, or take the bus to Aldi, Walmart, and the proposed OSF clinic, and do it safely.

The construction of the proposed culvert and sidewalk will not happen at the same time as construction of the medical office, as the next ITEP grant application deadline is not anticipated till late Summer or early Fall. The proposed condition would exist for the life of the Special Use Permit, or until the medical clinic use is retired.

OSF is considering this condition.

Revised 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).
2. That the applicant works to improve the site connectivity to area grocery stores and the Kickapoo Rail Trail by contributing to a multi-use path to connect the OSF and Aldi sites to the northwest corner of University Avenue and High Cross Road. OSF Healthcare's contributions will not exceed \$40,000, which is approximately 30% of the estimated project cost.

CC: A. Tony Trad, OSF Healthcare