



City of Urbana
400 South Vine Street
Urbana, IL 61801

2020R07924

REC ON: 05/12/2020 02:55:54 PM

CHAMPAIGN COUNTY

MARK SHELDEN

REC FEE: 52.00

RHSPS Fee: 9.00

REV FEE:

PAGES 6

PLAT ACT: PLAT PAGE:

CLERK'S CERTIFICATE

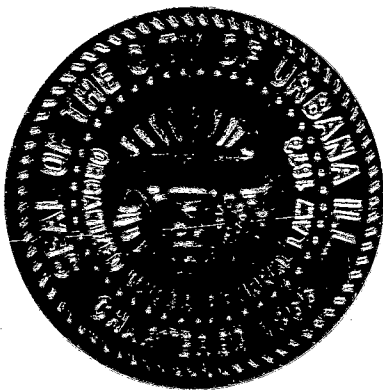
STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

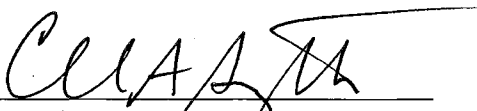
I, CHARLES A. SMYTH, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

AN ORDINANCE APPROVING A SPECIAL USE PERMIT (205 NORTH HIGH CROSS ROAD OSF HEALTHCARE – PLAN CASE 2399-SU-20) [ORD. 2020-04-025].

approved by the City Council of the City of Urbana, Illinois, on the 11th day of May, AD, 2020, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 12th day of May, AD, 2020.





Charles A. Smyth, City Clerk



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.

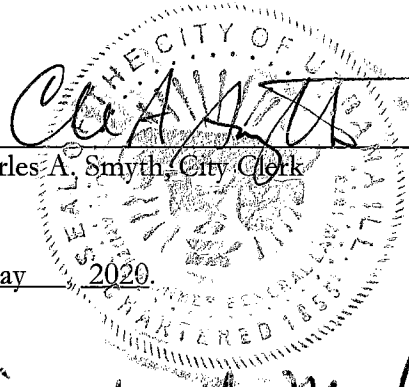
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 11th day of May, 2020.

AYES: Brown, Colbrook, Jakobsson, Miller, Roberts, Wu

NAYS: Hursey

ABSTENTIONS:



Charles A. Smyth

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 12th day of May, 2020.

Diane Wolfe Marlin

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 11th day of May 2020 the City Council of the City of Urbana passed and approved Ordinance No. 2020-04-025 entitled:

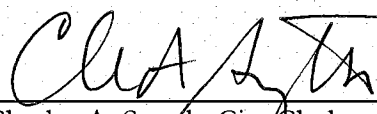
AN ORDINANCE APPROVING A SPECIAL USE PERMIT (205 NORTH HIGH CROSS ROAD OSF HEALTHCARE – PLAN CASE 2399-SU-20)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2020-04-025 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 12th day of May 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 12th day of May, 2020.





Charles A. Smyth, City Clerk



City of Urbana
400 South Vine Street
Urbana, IL 61801

CLERK'S CERTIFICATE

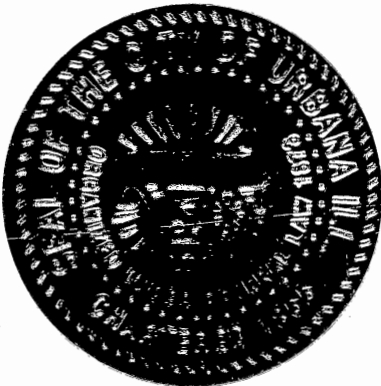
STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

I, CHARLES A. SMYTH, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

AN ORDINANCE APPROVING A SPECIAL USE PERMIT (205 NORTH HIGH CROSS ROAD OSF HEALTHCARE – PLAN CASE 2399-SU-20) [ORD. 2020-04-025].

approved by the City Council of the City of Urbana, Illinois, on the 11th day of May, AD, 2020, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 12th day of May, AD, 2020.





Charles A. Smyth, City Clerk



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.

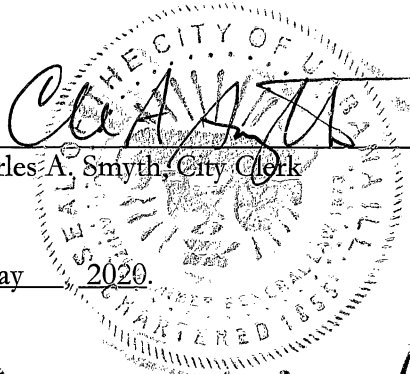
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 11th day of May, 2020.

AYES: Brown, Colbrook, Jakobsson, Miller, Roberts, Wu

NAYS: Hursey

ABSTENTIONS:



Charles A. Smyth

Charles A. Smyth, City Clerk

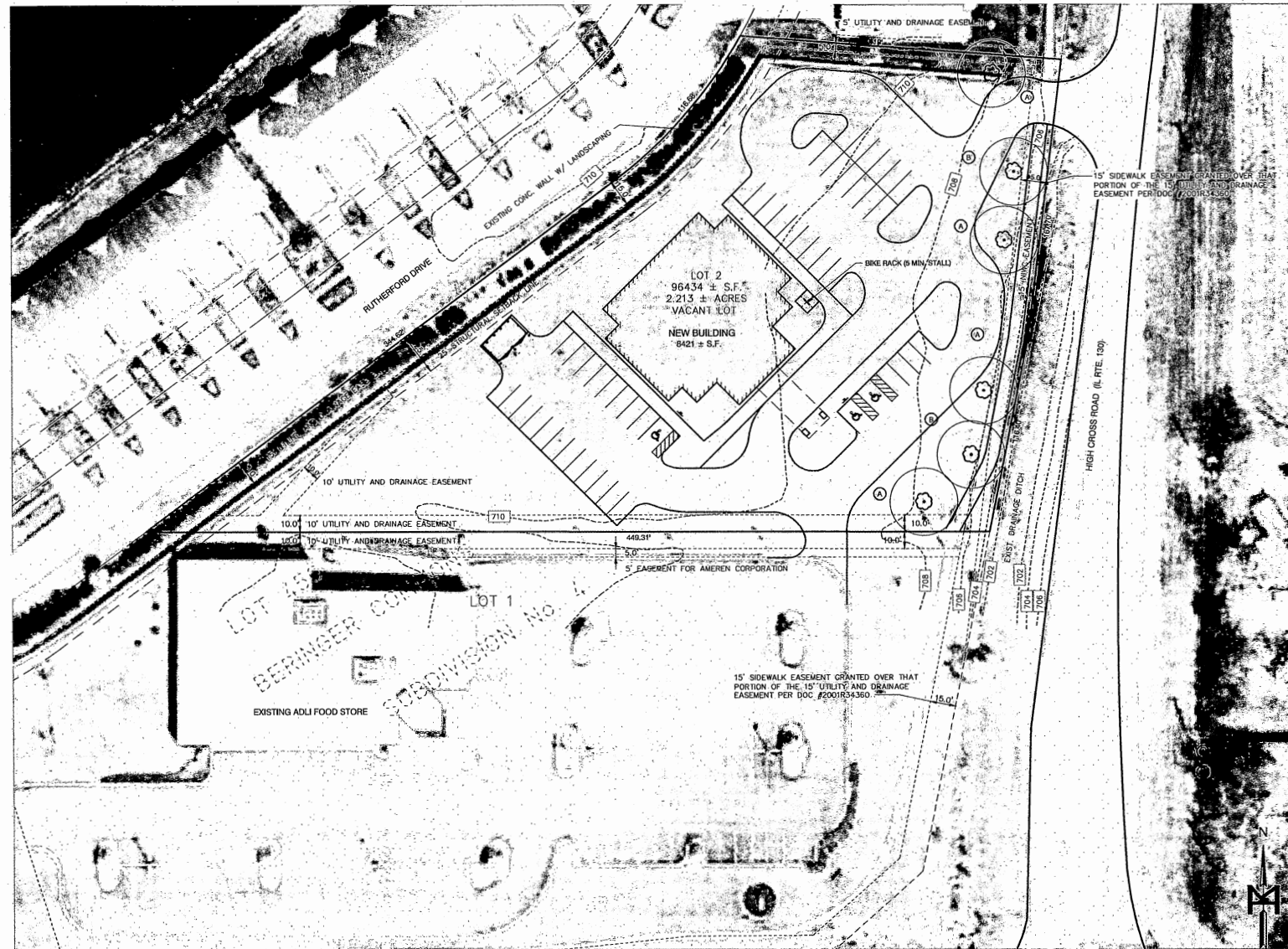
APPROVED BY THE MAYOR this 12th day of May, 2020.

Diane Wolfe Marlin

Diane Wolfe Marlin, Mayor

Ordinance Attachment A

Ord. 2020-04-025



- LEGEND**
- PROPERTY LINE
 - - - EXIST. RIGHT OF WAY LINE
 - - - EXIST. EASEMENT LINE
 - - - EXIST. CONTOUR LINE
 - ⊙ B&G
 - ⊙ DECIDUOUS TREE
 - ⊙ SHRUB / BUSH
 - ⊙ EVERGREEN TREE
 - C.C.R.O. — CHAMPAIGN COUNTY RECORDERS 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. (B-3 ZONING)
 REQUIRED PARKING = 34 SPACES
HIGH CROSS ROAD ACCESS
 47 NEW REEL 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 TOTAL = 6

TREE LEGEND
 AUTUMN BLAZE MAPLE TREE, ACER X FREEMANI MATURE HEIGHT 50', MATURE SPREAD 40'.
 SWAMP WHITE OAK, QUERCUS BICOLOR, MATURE HEIGHT 20' TO 22', MATURE SPREAD 20' - 25'.
 MIN 2 1/2' CLIPPER MIN. 7' TALL DECIDUOUS TREE

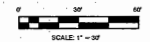
FINAL LANDSCAPE PLAN SHALL MEET THE CITY OF URBANA REQUIREMENTS FOR SPECIES, SIZE AND LAYOUT.

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

FLOOD ZONE CLASSIFICATION
 ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS PANEL NO. 17019C0491D, EFFECTIVE DATE 10-02-2013.

OVERALL SITE EXHIBIT
 SCALE: 1" = 30'

INFORMATION PROVIDED FROM RECORDED PLAT DOC NO. 20069700745 AT C.C.R.O. AND GIS INFORMATION FOR URBANA, ILL.



M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect Road, Suite 6B
 Peoria, Illinois 61614
 www.mohrerkerr.com
 Office: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #184.005001

REV.	DATE	NATURE OF REVISION	CHECKED	SCALE	DATE
				1" = 30'	3-9-2020

CLIENT: URBANA PRIMARY CARE MEDICAL OFFICE BUILDING
 3102 E. UNIVERSITY AVE., URBANA, ILLINOIS
 VACANT LOT 2

TITLE: OVERALL SITE EXHIBIT
 OPTION 2

PROJECT NO.: 20-004
 SHEET 1 OF 1
 DRAWING NO.: EX-2



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



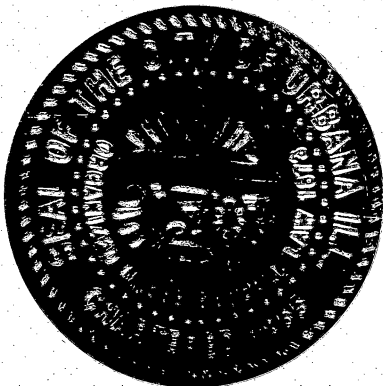
I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 11th day of May 2020 the City Council of the City of Urbana passed and approved Ordinance No. 2020-04-025 entitled:

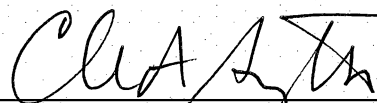
AN ORDINANCE APPROVING A SPECIAL USE PERMIT (205 NORTH HIGH CROSS ROAD OSF HEALTHCARE – PLAN CASE 2399-SU-20)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2020-04-025 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 12th day of May 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 12th day of May, 2020.





Charles A. Smyth, City Clerk