

DATE: Thursday, May 21, 2026

TIME: 7:00 PM

PLACE: Council Chambers, City Hall, 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Minutes of Previous Meeting

Minutes of April 16, 2026 Plan Commission Regular Meeting

Minutes of May 7, 2026 Plan Commission Regular Meeting (*will be available next week*)

D. Communications

E. Continued Public Hearings

F. Old Business

G. New Public Hearings

Plan Case No. 2522-SU-26 – A request by Nathalie Kori Nkenlifack, operator of Dei Gracia Healthcare, for a Special Use Permit to allow a clinic at 909 North Cunningham Avenue in the B-3 (General Business) Zoning District.

H. New Business

I. Audience Participation

J. Staff Report

K. Study Session

L. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanail.gov. The subject line of the email must include the words **"PLAN COMMISSION - PUBLIC INPUT"** and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should state so. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specifically to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If any accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2440

Email: Planning@urbanail.gov

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://www.urbanail.gov/executive-department/page/urbana-public-television>.



**MINUTES OF A REGULAR MEETING
URBANA PLAN COMMISSION**

DATE: April 16, 2026

TIME: 7:00 P.M.

PLACE: Council Chambers, City Hall, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Dustin Allred, Andrew Fell, Klayton Matlock, Bill Rose, Chenxi Yu

MEMBERS ABSENT: Will Andresen, Karen Simms

STAFF PRESENT: Olivia Jovine, Director of Community Development Services; Kate Himick, Planner I; Aimirou Sy, Planner II

OTHERS PRESENT: Adrien Kim; Joaquin Lalama; Jose Reyes; Thomas Schnelle; Christian Sechel; Hristo Tosher

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:03 p.m. Roll call was taken, and there was a quorum of the members present.

NOTE: Chair Allred introduced Klay Matlock as the newest member of the Urbana Plan Commission.

B. CHANGES TO THE AGENDA

There were none.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes of January 15, 2026 Regular Meeting

The minutes of January 15, 2026, Regular Meeting were presented to the Plan Commission. Mr. Fell moved that the Plan Commission approve the minutes as written. Mr. Rose seconded the motion. The motion was approved by unanimous voice vote.

D. COMMUNICATIONS

- Email from Julie Laut in support of Case No. CW-2026-01
- Email from Dennis Roberts regarding Case No. CW-2026-01
- Application for Construction or Zoning Use Permits within the Boneyard Creek District for Case No. CW-2026-01
- Statement of Economic Interest Fact Sheet, Instructions, and Form
- Urbana Housing Needs Study flyer

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARING

Case No. CW-2026-01 - A request by Andrew Fell, on behalf of DMCB Properties, for a Creekway Permit to allow development at 413-419 West Main Street within the Boneyard Creek District.

Chair Allred opened Case No. CW-2026-01. Mr. Fell recused himself from the case since he is the applicant, which presents a conflict of interest. Chair Allred then reviewed the procedures for a public hearing.

Olivia Jovine, Director of Community Development Services and Zoning Administrator, presented the case to Plan Commission. She explained that the applicant is requesting a Creekway Permit with a bonus height provision allowing an additional story not to exceed 12 feet. She summarized the procedural steps required under Section XIII-4 of the Zoning Ordinance, including the Preliminary Conference held on February 9, 2026, with the applicant, Boneyard Creek Commissioner Bill Rose, the Zoning Administrator, the Assistant City Engineer, and other staff. The Zoning Administrator forwarded the request to the Plan Commission because the proposed development does not comply with the underlying R-2, Single-Family Residential, Zoning District, as described in Section XIII.4.G.3.

Ms. Jovine talked about the proposed development and described the subject parcels. She showed photos of the Boneyard Creek adjacent to these parcels. She summarized the flood study prepared by Farnsworth Group and stated that the building must be elevated above the flood elevation and allow water to flow beneath it. The first floor will be constructed one foot above the 100-year flood elevation and will be floodproofed per FEMA guidance.

She also talked about the cost of construction and pointed out that the cost of elevating and floodproofing the building makes development under the R-2 Zoning District standards economically unviable, prompting the applicant to request an increase in the density of the development by requesting the bonus provision to allow an additional 12-feet in height. The proposed building is designed to generally conform with the R-5, Medium High Density Multiple Family Residential, Zoning District. She mentioned that the applicant plans to seek approval of a Planned Unit Development at a later date.

Ms. Jovine discussed how the proposed development relates to the 2008 Boneyard Creek Master Plan. She reviewed the six criteria for approval from Section XIII-4 of the Urbana Zoning Ordinance. She also reviewed the Zoning Ordinance requirements for an improvement fund for projects that result in increased floor area over what is permitted by the underlying zoning (Section 13-4.E.10). No improvement fund currently exists, and the Chief Financial Officer would need to formally create a fund line in the City budget and the establishment of an escrow account. The Zoning Ordinance requires construction of the project within one year of receiving approval; otherwise, the Creekway permit expires. The City would then have to transfer the funds back,

which introduces some administrative complexity. Therefore, the City does NOT recommend enforcement of the improvement fund as described in the Ordinance.

Ms. Jovine discussed the dedication requirement from Section 13-4.E.11 of the Zoning Ordinance, which is required if a bonus provision is requested by the applicant. While the Zoning Ordinance does not define dedication, it describes an irrevocable offer by the owner and further states that the parcel offered or dedicated shall for computation purposes remain as part of the zoning lot and shall be counted as open space or yards. This implies it would function as a maintenance agreement or easement versus formal control or ownership of said parcel.

Ms. Jovine reviewed the options of the Plan Commission and presented staff's recommendation that the Plan Commission approve the proposed Creekway Permit, including the requested bonus provision for height, subject to the following conditions:

- 1) *The height requirements may be modified to add an additional story, provided such height modification shall not exceed 12 feet;*
- 2) *The parcel offered shall be 20 feet from the edge of the creekway and specifically dedicated to the City of Urbana as a governmental unit; and*
- 3) *The requirements for the improvement fund, per Section XII-4.E10 of the Zoning Ordinance, shall be waived.*

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

Mr. Rose complimented Ms. Jovine on an excellent presentation. Chair Allred agreed.

Chair Allred asked Ms. Jovine to talk about how the proposed development would be consistent with the current *Imagine Urbana* Comprehensive Plan. Ms. Jovine responded that the proposed development would be in keeping with the Big Moves and the Little Moves associated with the current *Imagine Urbana* Comprehensive Plan in the sense that it would produce more housing that is connected to a walkable neighborhood, and it contemplates housing that is variable and responsive to a built environment that actually can provide and meet the needs of all Urbana residents; not just traditional single family homeowners. However, she does find conflict in that the Comprehensive Plan does identify the proposed neighborhood as Place Type - Neighborhood 1, which is not generally supportive of higher density multifamily housing. She mentioned that the Boneyard Creek Master Plan has not been amended to be consistent with the Comprehensive Plan yet, so she focused her analysis on the 2008 Boneyard Creek Master Plan.

Chair Allred asked if the 20-foot measurement of the 20-foot dedication is consistent with the Zoning Ordinance. Ms. Jovine replied that her understanding from reading the 1978 Boneyard Creek Master Plan is that it did not provide as the 2008 Boneyard Creek Master Plan did with regards to actual sections of recommended design, landscape design, or construction of paths, banks, and easements. It really identified segments and various distances. In this particular section of the Creekway, the 1978 plan said up to 30 feet, but it does not have specific plans. She wonders if the 1978 plan contemplates a 10-year storm channel, and that is in fact what we have today. Mr. Rose added that the Zoning Ordinance uses the term "corridor limit" with regard to the 20-foot dedication. The 1978 plan describes for this segment a 32-foot right-of-way that appears to float over the entire area; whereas the 20-foot requirement in the Zoning Ordinance is from the middle of the creekway into the property and is consistent with the right-of-way as described in the 1978 plan.

Ms. Jovine pointed out that staff's recommended Condition #2 refers to 20-feet from the edge of the creekway, so this might be something for the Plan Commission to discuss. Mr. Rose agreed it should be clarified; however, the creek may vary in width. He considers the center of the creek to be a more fixed point.

Chair Allred stated that the terms "easement" and "dedication" seem to have been used interchangeably. The Zoning Ordinance calls for dedication, which he associates with deeding the ownership of that parcel. He asked how City staff interpret access to the proposed parcel. Would the City take ownership of the parcel, or would we be granted temporary access through an easement? Ms. Jovine replied that her understanding from a conversation she had with the City Engineer and others is that this would function as a maintenance easement, but it is up for interpretation. Mr. Rose noted that the City also has recreation easements, and easements have legal standing where dedication lacks that. Mr. Allred pointed out that in a subdivision, the developer dedicates the right-of-way to the City, and the City takes ownership. However, in this case, I believe that the City's desire is to not take ownership but have the owner continue to maintain and operate the parcel; however, the City would have access for maintenance purposes to the Boneyard Creek. Ms. Jovine believed this to be accurate and that is why the Ordinance contemplates the formal acceptance of the dedication; however, she felt it is left for interpretation because it is not defined in the Ordinance. Chair Allred asked if the Plan Commission should address this in their recommendation. Ms. Jovine said that City staff does not want to codify it as this stage. She recommended leaving the term "dedication" in their recommendation.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. He invited the applicant's representative to approach the Plan Commission.

Adrienne Kim and Jose Reyes approached the Plan Commission to answer any questions from the Commission members. Ms. Kim stated that Mr. Reyes put together many of the drawings for this project, and she did a lot of preliminary research. She felt that Ms. Jovine did a good job of summarizing their request. They will answer questions.

Chair Allred asked for clarification for how the proposed development would affect the Boneyard Creek's capacity to carry flow from a 10-year storm within the confines of the banks designated for the specific reach in the Boneyard Creek Master Plan. He noted that the applicant had checked the box for "Increase" and wrote "See study" on the application; however, the Plan Commission did not get a copy of the study. Andrew Fell, applicant, approached the Plan Commission to respond. He stated that the Farnsworth study for the floodway resulted in a flood elevation raise of 1/16 of an inch. He explained that they had to do the study because the parcels are in the flood way and flood plain. In a significant floodway issue building you have to do special things so the flood water can run through the foundation of the building. The increase in flood elevation for this project is so minimal that they do NOT have to do that in this case. He explained that they had to do the study because the parcels are in the flood way and flood plain.

Chair Allred asked what sort of storm water management requirements would apply to the proposed development or would apply during the Planned Unit Development application. Are there plans to do anything to mitigate the flush off the impervious surfaces directly into the creek? Ms. Kim said no and read the conclusion of Farnsworth's floodway study. She stated that they are not planning to do anything beyond what they would normally do to mitigate an increase in the impervious area. Mr. Fell added that they are not allowed to dump more water anywhere other than where it currently gets dumped. He explained that they are also not at a point in the project where they are engaging a

civil engineer to technically solve this problem. Most likely this problem will be resolved with underground vaults that will be located under the parking lot. They will fill up with water and release it slowly. They will be required to solve this in order to get a building permit.

With there being no additional input from the audience, he closed the public input portion and opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Rose stated that he has familiarity with Section XIII because he is also the City of Urbana's Boneyard Creekway Commissioner. He believes that the interpretation by City staff has been excellent. He stated that the Boneyard proposed in 1978 acted upon in two parcels in the last decade or two and has seen very little activity in all of this time. He feels that the Boneyard Creek is actually poised to move forward. Because of the Comprehensive Plan and the bike path, there is a renewed interest in continuity and in the Boneyard connection.

Mr. Rose said that it really becomes a tradeoff between the developer and the City. The developer is welcomed to bonus provision(s). Most of them are irrelevant to the proposed case; however, Provision #10 regarding an improvement fund and Provision #11 regarding a dedication merit discussion.

He stated that the City has provided many bonus provisions in the past, but we do not have evidence of the City receiving any benefit from this. He believes that we are poised to move forward because there are two developed parcels at Race Street terminating at Griggs Street. There is likely to be economic development from Griggs Street south on city-owned property. In effect between there and Thornburn, probably half of the properties are likely to be considered for Boneyard Creek permits. With this in mind, it looks like we have the chance to do something of importance for moving the Boneyard forward.

Mr. Rose stated that the Plan Commission has already discussed Provision #11. It imposes a burden on the City to have some formal dedication, and the City will have to study what exactly this means. So, he is comfortable at this point using the term "dedication" that City staff recommends.

Mr. Rose said he feels that Provision #10 is an unambiguous requirement and a burden on the applicant. He also considers it to be perfectly appropriate. For the work to move forward on the Boneyard Creek, it is going to require grant money. The amount of money that we are talking about in the improvement fund certainly cannot fund connectivity of the segments of the Boneyard Creek even when it is combined with maintenance funding for the current channel that is in great need of work. He said that grant money needs seed money, and he feels that it is finally time for the City to not only do the leg work for Provision #11, but to also put in place the seed money for the work that is poised to move forward with considerable strength.

Chair Allred asked if City staff has a general idea of what the amount would be for the developer for this case to contribute to the improvement fund. Mr. Rose stated that this provision was written in the 1980s or 1990s and was written to be a dollar per square foot then is not a dollar per square foot now. Ms. Jovine added that Section 10 does not contemplate the deviation from zoning with a Planned Unit Development or a rezoning or any other kind of mechanism for a great increase in intensity of use. Her interpretation is that it contemplates the additional height of 12 feet over the maximum allowed for the overlying zoning district. She found herself wondering if we should calculate from a hypothetical R-2 Zoning District condition or do we calculate from the proposed R-5 Zoning District condition. She presented the following example: in the application, it was

shown that the average floor area will be about 10,000 square feet per floor. So, if you calculate from a hypothetical R-5 Zoning District condition, the amount the developer would need to submit to the improvement fund would be \$10,000 (\$1.00 per square foot). However, if you calculate from a hypothetical R-2 Zoning District condition, the highest density housing would be four duplexes with approval of a special use permit, which would be about 4,000 square feet. She calculated that it would end up being about 16,273 square feet. She reiterated that the Zoning Ordinance does not provide clarity on how to calculate the amount to be given to the improvement fund.

Chair Allred said that the language about the “dedication portion” does not actually reference the center line. It talks about how the size of the parcel should not be greater than 20% of the zoning lot or a strip of land averaging 20 feet in width, whichever is smaller. Ms. Jovine said that she would like some clarity from the applicant on where the property line is in relationship to the actual southernmost edge of the Boneyard Creek.

Mr. Fell reapproached the Plan Commission to address some questions/concerns expressed during the Plan Commission discussion. He began by stating that in developing the proposed project, they intended to consider it as a development by right in the R-5 Zoning District. So, the square footage of the proposed building would be at the maximum allowable floor area ratio of 0.90 for an R-5 Zoning District. The difference would be between 0.40 FAR for the R-2 (Single-Family Residential) Zoning District, which is what the property is zoned, and 0.90 FAR for the R-5 Zoning District.

Mr. Fell stated that regarding the 20-foot buffer being shown on the Site Plan, they have not had the site surveyed, so they do not know the minutiae of the site yet. They intend to dedicate 20 feet from the north bank of the curb of the Creekway. They are amendable to take the dedication line straight east and west instead of jogging it down. He mentioned that there is some room to slightly adjust the location of the parking lot to the north.

Chair Allred asked if there are similar developments that have dedicated 20-foot easements from the edge of the creek. Mr. Rose stated that there are other places where the City has full ownership of dedications of 20 feet from the Boneyard Creek, but do not have any easements. Ms. Jovine showed the Boneyard Creek going from Downtown Urbana towards the proposed properties.

Mr. Rose stated that his decision will be influenced by his interest in seeing a path along the Boneyard Creek being able to be developed.

Chair Allred asked if it would be problematic for the Plan Commission to recommend approval of the Creekway permit with the bonus provision to allow an additional 12-feet in height, and then the Planned Unit Development case not be approved. Ms. Jovine stated that she had not thought about this. She only thought about if the Creekway permit was denied, then there would be no need to proceed with the Planned Unit Development request. She pointed out that a Creekway permit is only valid for one year from the point of approval. Since the Creekway approval has an expiration date, it is not an indefinite benefit to the applicant. The Plan Commission could put a condition on the approval of the Creekway permit, but it might become confusing for Council members or others who might review this.

Chair Allred felt it was important for the Plan Commission members to keep in mind that there could potentially be a 47-foot-tall building if the Creekway permit and the Planned Unit Development are both approved.

Mr. Rose moved that the Plan Commission forward Case No. CW-2026-01 to the City Council with a recommendation for approval with the following conditions:

- 1) The height requirements may be modified to add an additional story, provided such height modification shall not exceed 12 feet; and
- 2) The parcel offered shall be 20 feet from the edge of the creek and specifically dedicated to the City of Urbana as a governmental unit.

Mr. Rose stated that he does not wish to waive the requirement for the improvement fund. Mr. Matlock seconded the motion.

Ms. Yu commented that she preferred to remove the requirement for the improvement fund. The amount of money that the developer would be required to contribute to the improvement fund versus the City administration burden does not feel worth it to her.

Mr. Matlock expressed concern by waiving the requirement to contribute to the improvement fund, it may create a precedent should there be an opportunity to collect more contributions in the future. Mr. Rose said that the City has not required contributions be made in previous Boneyard Creek permit cases. However, he believes that the City is at a point where we can enforce compliance. He agrees that if we do not require a contribution to the improvement fund in this case, then it will definitely set a precedent for future cases.

Chair Allred asked if there are areas zoned Campus Mixed Use, CMU, that are adjacent to the Boneyard Creek. He explained that he was asking to find if there are areas where there is great potential for development or redevelopment that the City would receive additional contributions towards the improvement fund. Mr. Rose stated that the Boneyard Creek is underground on the west side of Lincoln Avenue. Chair Allred noted that there does not appear to be a lot of potential for redevelopment in the area.

Chair Allred agreed with Mr. Rose’s comments regarding it being time to start requiring contributions to the Boneyard Creek improvement fund. Roll call on the motion was as follows:

Mr. Rose	-	Yes	Mr. Matlock	-	Yes
Mr. Allred	-	Yes	Ms. Yu	-	Yes
Mr. Fell	-	Recused			

The motion passed by a vote of 4-0-1.

Ms. Jovine noted Case No. CW-2026-01 would be forwarded to Committee of the Whole on May 4, 2026, and to City Council on May 11, 2026. She noted that the related Planned Unit Development application is expected to come before the Plan Commission on May 7, 2026 or on May 21, 2026. Meetings.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

Ms. Jovine reported:

- A new Principal Planner, Evan Alvarez, will begin on April 27, 2026.
- A Statement of Economic Interest form was included in the packet for this meeting and was handed out prior to the start of this meeting. She reminded the Plan Commission members that the filing deadline is May 1, 2026.
- Commissioners received a flyer for the **Urbana Housing Needs Study** which has a QR code for the resident survey. She stated that responses are requested by April 30, 2026. A landlord survey is also available.
- Findings from the Housing Needs Assessment are expected midsummer.

Chair Allred introduced the following:

- Kate Himick, Planner I, introduced herself and summarized her background in historic preservation and planning.
- Klayton Matlock, newly appointed Plan Commission member, introduced himself and described his background in construction and facilities maintenance.

K. STUDY SESSION

There was none.

L. ADJOURNMENT

The meeting was adjourned at 8:29 pm.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kate Himick, Planner I

DATE: May 21, 2026

SUBJECT: **Plan Case 2522-SU-26:** A request by Nathalie Kori Nkenlifack, operator of Dei Gracia Healthcare, for a Special Use Permit to allow a clinic at 909 N Cunningham Avenue in the B-3 (General Business) Zoning District.

Introduction

Nathalie Kori, operator of Dei Gracia Healthcare, has requested a Special Use Permit to allow a clinic at 909 N Cunningham Avenue. Clinics are smaller healthcare facilities typically focused on outpatient and routine care (see Proposed Use/Activities below for more details). According to Table V-1, Table of Uses, in the Zoning Ordinance, a medical clinic is permitted with a Special Use Permit in the B-3 General Business zoning district.

The building is owned by Cunningham Motor Sales, Inc., which has given permission to the applicant to apply for this Special Use Permit, per the requirements of Section VII-4 of the Zoning Ordinance. Unknowing of the Special Use Permit requirements, Dei Gracia Healthcare began operating as a clinic in Suite A of the building in September of 2025. If the Special Use Permit is granted, Dei Gracia Healthcare will apply for a Certificate of Occupancy and continue operations.

The Plan Commission must review the Special Use Permit application, hold a public hearing, and make a recommendation to the City Council. The City Council must then approve, approve with certain conditions, or deny the request.

Background

Description of the Site and Surrounding Properties

The site is approximately 38,575 square feet (0.89 acres); it is located at the southwest corner of Cunningham Avenue and Kerr Avenue. The building at 909 North Cunningham Avenue was built in the 1980s as “Apple Tree Plaza,” a commercial plaza that houses six (6) suites for rent. Dei Gracia Healthcare occupies Suite A, which is approximately 904 square feet. The building is directly across the street from East Lawn Burial Park. Nearby uses include automotive repair and/or sales (north and south), general retail and restaurants (north and south), and housing (west). The table below shows the existing land uses, current zoning, and the Imagine Urbana Comprehensive Plan place type designations (see Exhibits A, B, and C for associated maps).

Table 1. Zoning, Existing Land Use, Future Land Use Designation

	Zoning	Existing Land Use	Place Types
Site	B-3, General Business	Commercial	Commercial
North	B-3, General Business	Commercial	Commercial and Neighborhood I
East	AG, Agriculture District	Institutional (East Lawn Burial Park)	Green Spaces and Recreation
South	B-3, General Business	Commercial (Cunningham Motor Sales Inc)	Commercial
West	B-3, General Business	Other/Unknown	Commercial

Proposed Use/Activities

The proposed use is a medical clinic, which is grouped in the same category as a hospital in Table V-1 of the Zoning Ordinances. Unlike a hospital, a clinic typically offers routine preventive care, everyday medical care, and outpatient services, with no overnight stays. A clinic is often run by a single or small group of healthcare professionals who may specialize in specific areas or offer specific services.

Dei Gracia Healthcare offers everyday medical care, preventive services, chronic condition support, and mental health and psychiatric treatment, including evaluations and medication management. The clinic has two large exam rooms, a laboratory station with a water source, and a front-desk area with seating for up to eight (8) people. Additional private rooms at the back serve as equipment storage and administrative office space. Parking is well supplied, as there are 39 off-street parking spaces on site, two (2) of which are accessible spaces. This is well within the range of parking required for a clinic of this size, which would be required to have four (4) off-street parking spaces, per Table VIII-7 of the Zoning Ordinance. Section VIII-5.E of the Zoning Ordinance, which requires the collective off-street parking for two or more business uses to be 85% or more of the sum of the business’s separate requirements, is also met by parking provided at Apple Tree Plaza.

Since a clinic would be a new occupancy classification, if approved, the Building Official will require a code analysis and inspections of the building prior to a Certificate of Occupancy being issued.

Special Use Permit Scope

Dei Gracia Healthcare operates out of Suite A (approximately 904 square feet) of 909 N Cunningham. Staff recommend that should the Plan Commission favorably recommend a Special Use approval, that this recommendation apply to the entire parcel rather than one suite within the building. This supports the best practice of linking Special Use Permits to the land itself rather than to specific businesses or professional offices, and it would allow future flexibility of suite spaces.

Previous Relevant Cases

On April 5, 2018, the Urbana Plan Commission heard a Special Use Permit application for a medical clinic at 520 North Cunningham Avenue in the B-3 General Business Zoning District. The Plan Commission found that the proposed use met all criteria for a Special Use Permit according to Section VII-4.A of the Zoning Ordinance and voted to favorably recommend the special use for approval to City Council, with the condition that the new development generally conform to the site plan submitted to the City. City Council passed an ordinance approving the Special Use Permit for a medical clinic at 520 North Cunningham Avenue on April 16, 2018.

Discussion

Comprehensive Plan

The Imagine Urbana Comprehensive Plan, designates this property's place type and envisioned future land use as "Commercial," which is defined as:

"...primarily car-oriented destinations for retail, services, hospitality, and dining. Some light manufacturing and similar uses, and higher-density residential uses, may be appropriate in these places. Commercial places are typically located along major streets or near interstates."

The proposal aligns well with the intent of the district. It would provide healthcare and mental health care access to residents in the greater area who are already familiar with the North Cunningham commercial corridor as a destination for retail and services. The proposal does not alter the exterior of Apple Tree Plaza and therefore remains consistent with the building forms described as typical of the Commercial place type. It would also be generally compatible with the nearby Commercial areas.

The proposal also aligns with several Big and Little Moves of *Imagine Urbana*, including:

- Big Move 10 – Support Community Health, Safety, and Well-Being
- Little Move 10.2 – Ensure resources are made available to support a community that feels safe.
- Little Move 10.4 – Prioritize equitable access to essential resources such as education, employment opportunities, housing, health care, transportation, and recreational facilities for all residents.

Requirements for a Special Use Permit

According to Section VII-4.A. of the Zoning Ordinance, an application for a special use permit shall demonstrate the following criteria:

1. That the proposed use is conducive to the public convenience at that location.

The proposed use is conducive to the public convenience at that location. A medical clinic is appropriate for a busy corridor such as Cunningham Avenue, and the location is accessible by multiple means of transportation. Dei Gracia Healthcare provides medical and psychiatric care and services, which are beneficial to the health and well-being of the public. Additionally, the proposed clinic is less than half a mile from a pharmacy (Walgreens Pharmacy at 302 E University Avenue).

Staff find this criterion met.

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 located and designed 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 clinic would be mostly surrounded by other B-3 zoned properties and commercial uses and is part of a commercial corridor that extends along North Cunningham Avenue. The use is of similar

scale to those of the other suites in the plaza and would not be an unreasonable strain on the district or the public.

Staff find this criterion met.

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.

The character of the B-3 General Business zoning district would be preserved with the proposed use, as a medical clinic is consistent with the commercial and service-based nature of the B-3 district. The proposed use also conforms to the applicable regulations and standards of the B-3 district, and off-street parking requirements are already met by parking on site. The intensity of a clinic is much lower than that of a hospital, and Dei Gracia Healthcare fits well within the existing operations of other Apple Tree Plaza businesses.

Staff find this criterion met.

Overview

The use of the subject property, with the proposed use of a Medical Clinic, would be beneficial to the City and meet criteria for a Special Use Permit approval. The proposed clinic would fit well within the North Cunningham commercial corridor and would provide an in-demand service of medical and psychiatric care. If granted a Special Use Permit, Dei Gracia Healthcare would be a benefit to the health and well-being of the public.

In response to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size or yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Summary of Findings

1. The proposed use would be conducive to the public convenience, as the location, along North Cunningham Avenue, is accessible by people walking, biking, ridesharing, scootering, driving, or taking the bus.
2. The proposed project would not be injurious or detrimental to the R-3 zoning district, or injurious to the general public, as it fits within the character of the commercial corridor and does not exceed the intensity of the surrounding neighborhood.

3. The proposed project would conform to the regulations and standards of the B-3 zoning district and would preserve its essential character. The proposed clinic does not alter the built form of Apple Tree Plaza, which has been operating as a commercial plaza since the 1980s.
4. The proposed project is generally consistent with the Imagine Urbana Comprehensive Plan, and place types designation of “Commercial.”

Options

The Plan Commission has the following options in Plan Case 2522-SU-26:

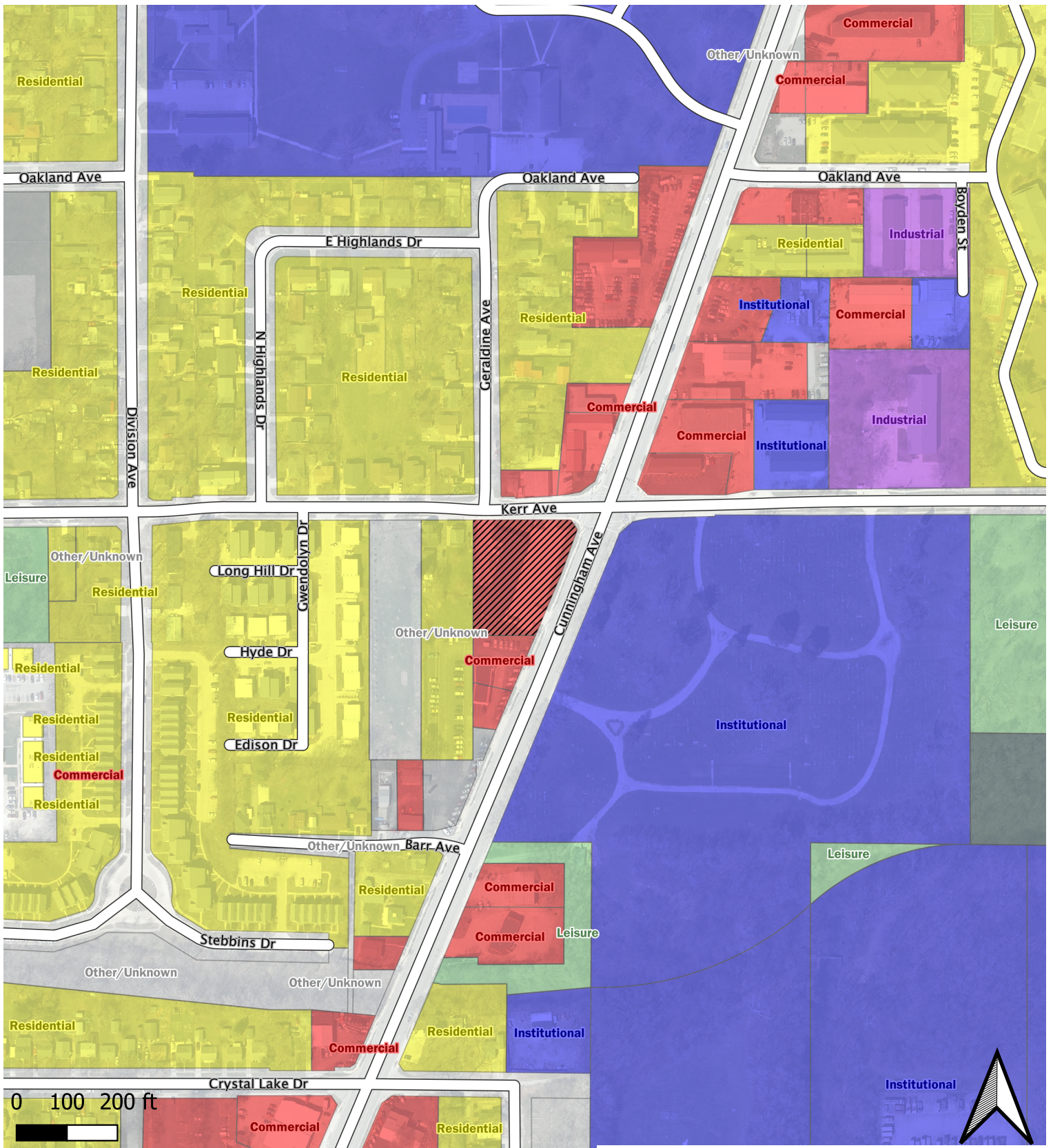
1. Recommend approval of the special use permit without any conditions.
2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City’s municipal code.
3. Recommend denial of the special use permit. If the Plan Commission elects to do so, it must articulate the findings supporting its denial.

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 recommend **APPROVAL** of the proposed Special Use Permit in Plan Case No. 2522-SU-26 with no conditions and that the recommended Special Use Permit be tied to the land rather than specific to Suite A.

Attachments: Exhibit A: Location Map and Land Uses
 Exhibit B: Zoning Map
 Exhibit C: Place Types
 Exhibit D: Application for Special Use Permit
 Exhibit E: Site Photos

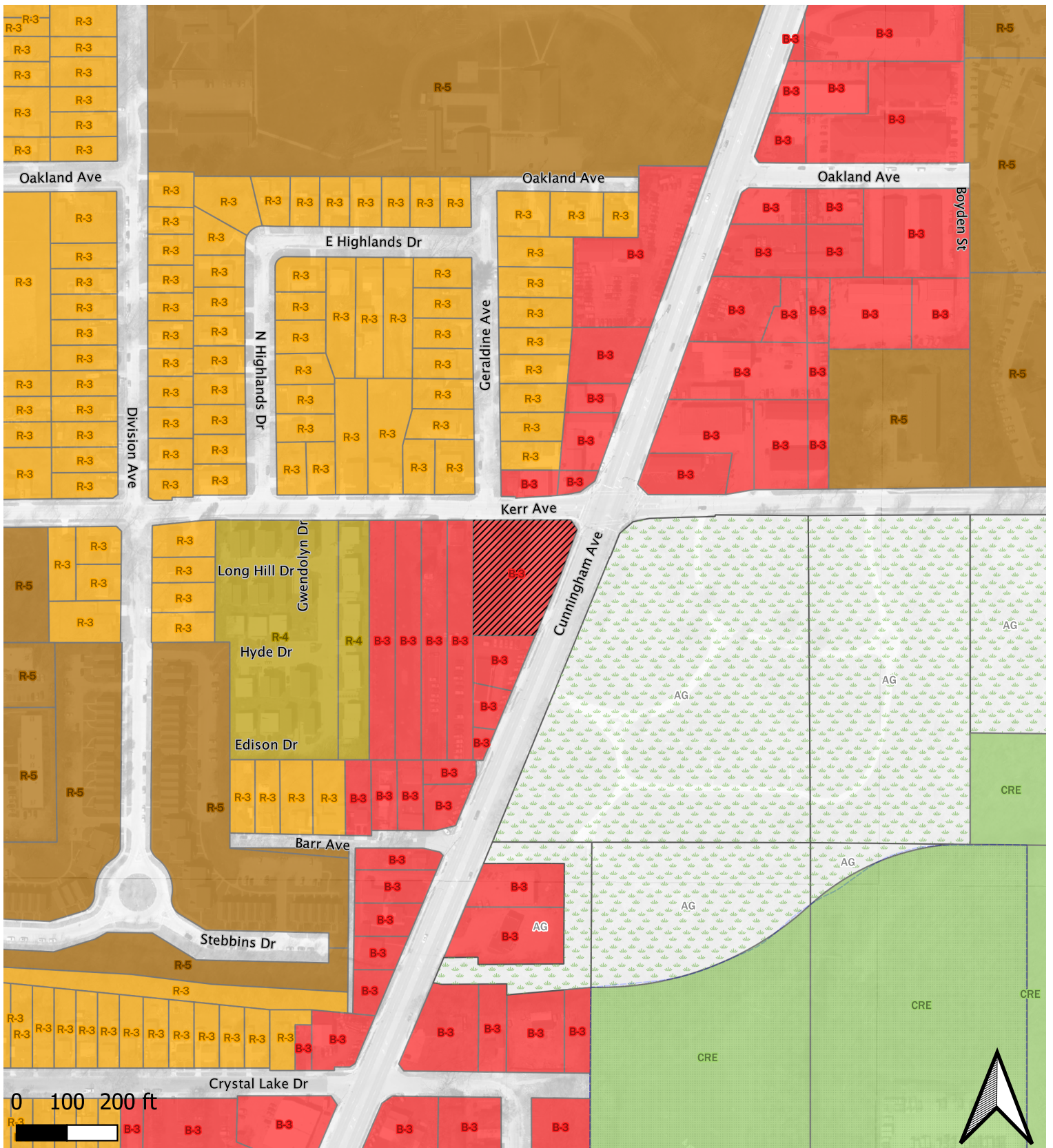
Exhibit A - Location & Land Use



Case: 2522-SU-26
 Subject: Special Use Permit
 Location: 909 N Cunningham Avenue
 Applicant: Nathalie Rosine Kori Nkenlifack

- Subject Property
- Commercial
- Mass assembly
- Residential
- Institutional
- Leisure
- Parking

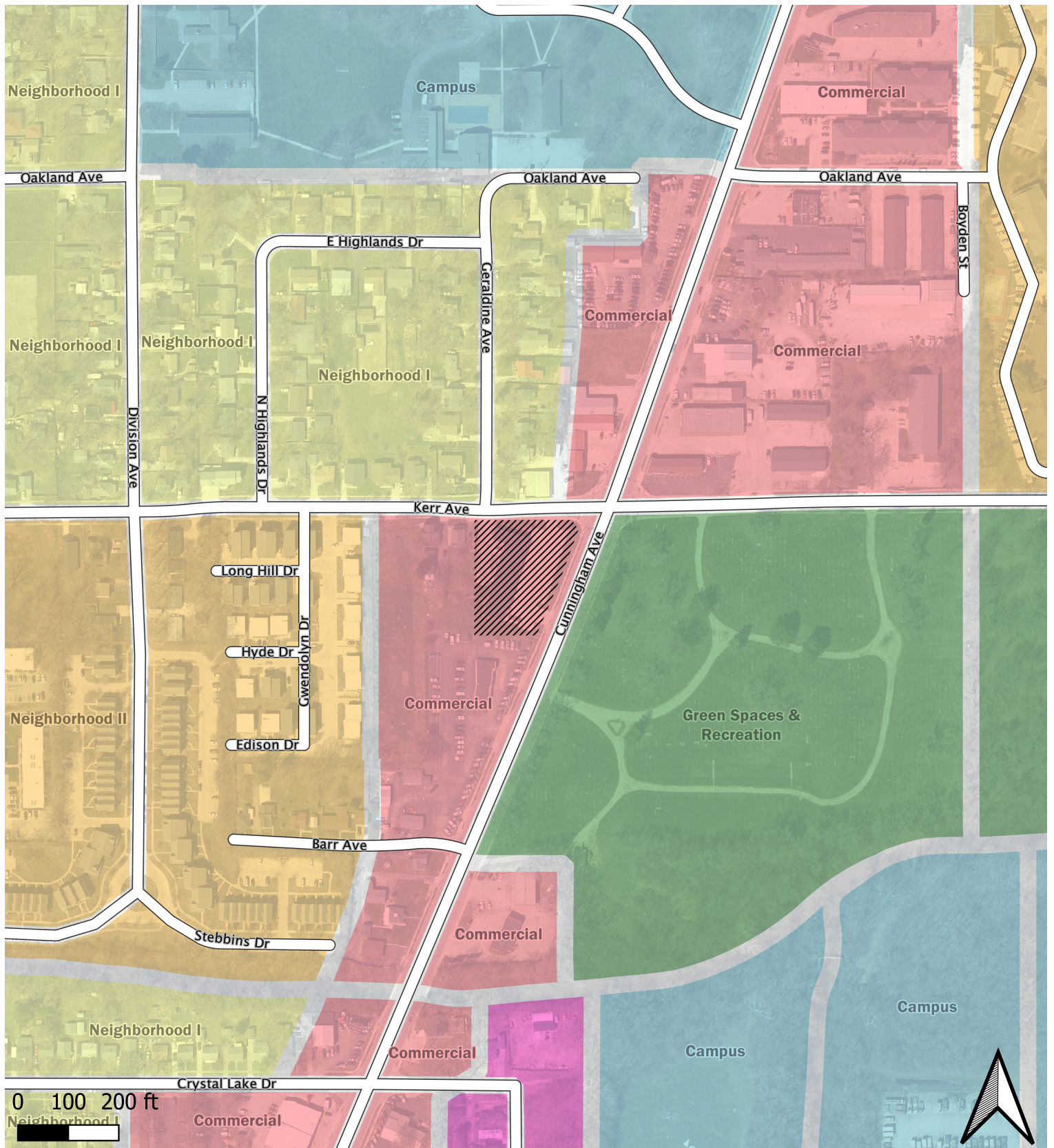
Exhibit B - Zoning



Case: 2522-SU-26
 Subject: Special Use Permit
 Location: 909 N Cunningham Avenue
 Applicant: Nathalie Rosine Kori Nkenlifack

	Subject Property		B-3		R-2
	B-1		B-4		R-3
	B-2		CRE		R-4
			MOR		R-5

Exhibit C - Place Types



Case: 2522-SU-26
Subject: Special Use Permit
Location: 909 N Cunningham Avenue
Applicant: Nathalie Rosine Kori Nkenlifack

 Subject Property



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 03-23-2026 Plan Case No. 2522-SU-26
Fee Paid - Check No. 1282 Amount \$220.00 Date 03-26-2026

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 _____ of the Urbana Zoning Ordinance to allow *(Insert proposed use)* _____ on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Nathalie Rosine KORI NKENI FACK Phone: [REDACTED]
Address (street/city): 909 North Cunningham AV. URBANA, Illinois 61802.
Email Address: [REDACTED]

2. PROPERTY INFORMATION

Address/Location of Subject Site: 909 North Cunningham Avenue URBANA Illinois 61802. SUITE A.
PIN # of Location:
Lot Size:
Current Zoning Designation:
Current Land Use (vacant, residence, grocery, factory, etc): Medical Clinic
Proposed Land Use: for DEI Gracia Healthcare PLLC & DEI Gracia Community Health Foundation NFP.
Legal Description (If additional space is needed, please submit on separate sheet of paper):

3. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

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

Refer to the next page.

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.

Refer to the next page

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.

Refer to the next page.

4. Reasons For Special Use Permit

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

Placing Dei Gracia Healthcare Clinic at 909 N Cunningham Avenue, Suite A, makes sense for the community because the site is easy for people to reach, whether they're driving along Cunningham Avenue, walking from nearby neighborhoods, or using the bus routes that serve this corridor. Many residents in this part of Urbana struggle to access consistent healthcare and having a clinic located directly within their area removes a major barrier. Our clinic provides everyday medical care, preventive services, chronic condition support, and mental health and psychiatric treatment, including evaluations and medication management. Offering these services in one accessible location fills a clear gap in local care and gives the community a nearby, dependable place to receive the support they have been missing.”

B. 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 Dei Gracia Healthcare Medical and Psychiatric Clinic has been planned and organized to operate safely and responsibly within the district. The property includes a large on-site parking lot that comfortably supports patient and visitor traffic, with designated handicapped accessible spaces to ensure that individuals with mobility needs can enter the building without difficulty. Keeping all parking on the property prevents overflow onto nearby streets and helps maintain smooth traffic flow during our operating hours.

The interior layout is simple, efficient, and designed for safe clinical use. The building includes two large exam rooms, a laboratory station with its own water source, a restroom for visitors and staff, and a front-desk area with seating for up to eight people. Additional rooms, such as the storage area, allow us to keep equipment organized and out of public areas. From this area, we may also hold an administrative office. The clinic has a clearly marked main entrance and a separate emergency exit, and the building is equipped with required safety features, including fire extinguishers and mechanical storage space.

Because our services are appointment-based and consistent with typical medical office hours, the clinic operates quietly and without disruption to the surrounding area. All activity remains contained on-site, and the existing lighting and site layout help maintain a calm, low-impact presence. The design, location, and day-to-day operations of the clinic ensure that it will not be harmful or disruptive to the district, but instead will

provide a safe, well-managed healthcare resource that supports the overall welfare of the community.”

C. 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

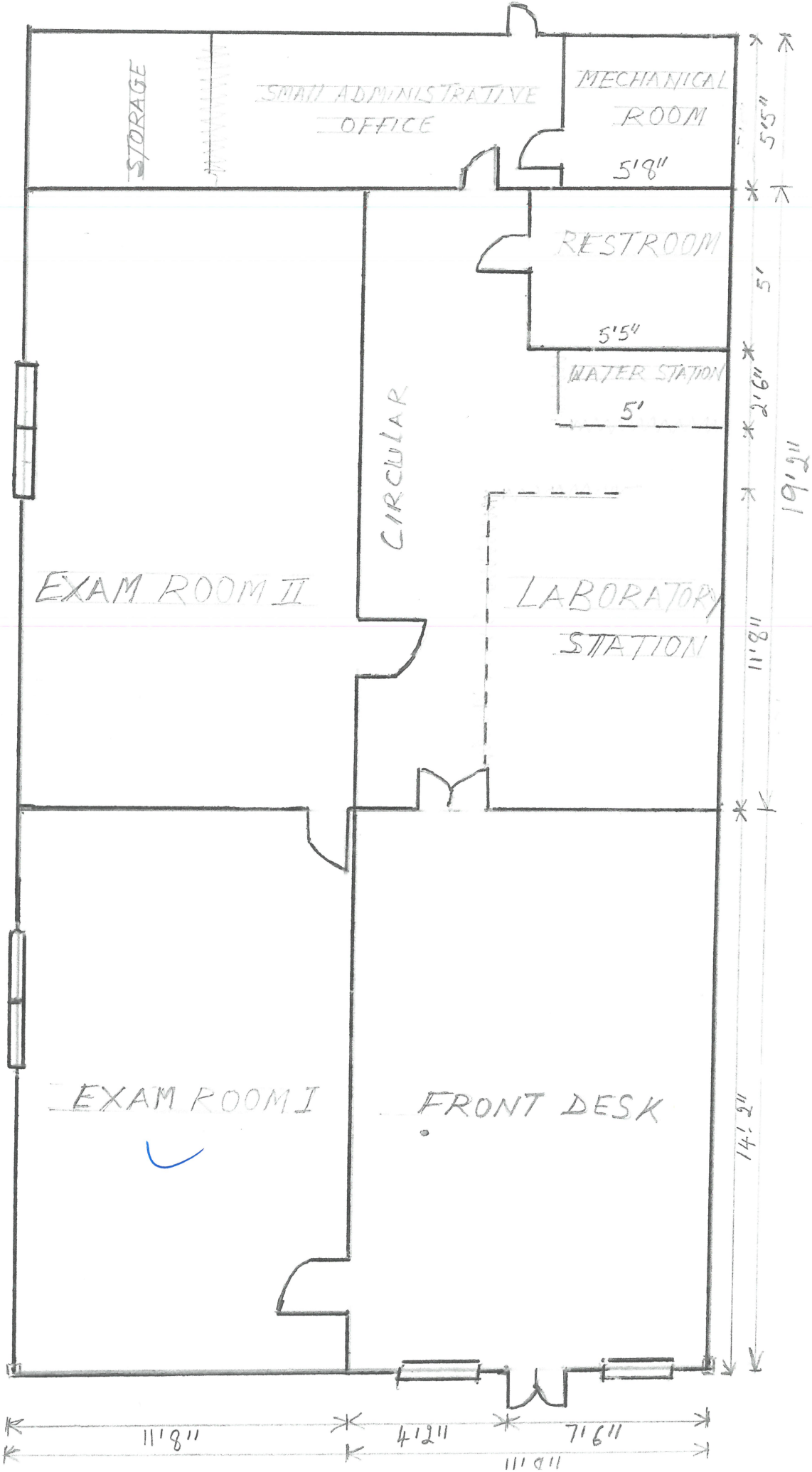
The proposed clinic fully aligns with the regulations and character of the district. The building already meets the zoning requirements for this area, including setbacks, height, and parking capacity, and our planned use fits comfortably within the existing commercial corridor along Cunningham Avenue. The clinic’s scale and appearance are consistent with nearby businesses, and we are maintaining the building’s neutral exterior and simple architectural style, so it blends naturally with its surroundings.

Our site plan preserves the look and feel of the district by keeping the existing landscaping, using downward-facing lighting to reduce glare, and ensuring that all activity remains contained on the property. The clinic’s operations are quiet, appointment-based, and similar to other professional offices in the area, which helps maintain the calm, low-impact character of the neighborhood. Overall, the design and operation of the facility respect the district’s standards while providing a needed healthcare service that fits the area’s established pattern of development.

Dei Gracia Healthcare / Room Dimension & Area Table

Space	Length L (in)	Length L (ft/in)	Width l (in)	Width l (ft/in)	Area (sq ft)
Front Desk	170	14 ft 2 in	140	11 ft 8 in	165.3
Exam Room 1	170	14 ft 2 in	140	11 ft 8 in	165.3
Exam Room 2	230	19 ft 2 in	140	11 ft 8 in	223.6
Lab Station	140	11 ft 8 in	90	7 ft 6 in	87.5
Restroom	65	5 ft 5 in	60	5 ft 0 in	27.1
Circular Area	170	14 ft 2 in	50	4 ft 2 in	59.0
Water Station	60	5 ft 0 in	30	2 ft 6 in	12.5
Mechanical Storage	68	5 ft 8 in	65	5 ft 5 in	30.7
Storage + Small Office	215	17 ft 11 in	68	5 ft 8 in	101.5

N.B: This table and total inserted directly into this **Use of Permit application** should be taken as a justification of the internal functional layout and program area for Dei Gracia Community Healthcare Center.



DEL GRACIA
 HEALTHCARE
 909 NORTH
 CUNNINGHAM
 AVENUE URBANA
 SUITE A



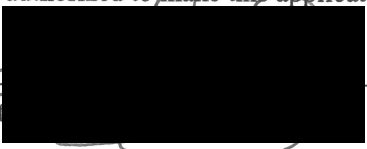
NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

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



03-23-2026
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

Exhibit E: Site Photos



View towards 909 N Cunningham Avenue (“Apple Tree Plaza”) from the southeast corner of Cunningham and Kerr avenues.



View towards 909 N Cunningham Avenue (“Apple Tree Plaza”) directly across North Cunningham Avenue.



View of 909 N Cunningham Avenue (“Apple Tree Plaza”) from the parking lot.



View of Dei Gracia Healthcare at Suite A of 909 N Cunningham Avenue (“Apple Tree Plaza”).