



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Zoning Board of Appeals
FROM: Marcus Ricci, AICP, Planner II
DATE: June 11, 2021
SUBJECT: ZBA-2021-C-01: A request for a Conditional Use Permit by Rosecrance, Inc., represented by Daniel Roush, to allow operation of a Medical Supplies facility at 706 Killarney Street in the IN-1, Light Industrial/Office, Zoning District.

Introduction

Daniel Roush, on behalf of Rosecrance, Inc., requests a conditional use permit to operate an intravenous (IV) fluid mixing facility at 706 Killarney Street in the IN-1, Light Industrial/Office, Zoning District. Table V-1 of the Urbana Zoning Ordinance allows "Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing" in the IN-1 district with a conditional use permit. Rosecrance, Inc., owns the property and is negotiating a lease with Coram/CVS, which would operate the facility.

The Urbana Zoning Board of Appeals must review the conditional use permit application and hold a public hearing. It may vote to approve, approve with conditions, or deny the application. Staff recommends the Board approve the proposed conditional use permit.

Land Use and Zoning

The proposed site is a 3,240 square-foot suite in the 48,000-square-foot Lincoln Commerce Centre light industrial/office park, located between North Lincoln Avenue and Killarney Street, south of Interstate 74 (Exhibit A). The site's current tenant is Illini Crossfit; other office park tenants include CV Loyde Audio-Video, The Product Manufactory, Serionix Air Filters, Illinois State Archeological Survey, and Prairie Center Health Services.

Nearby uses include Rodeway Inn (north), Urbana Garden Family Restaurant (west), Hendrick House's Betsy's Bistro (south), and undeveloped portions of the Urbana Country Club (east). The following table identifies the current land use, zoning, and future land use designations of the area (Exhibits B and C).

Table 1. Zoning and Land Use

Table with 4 columns: Location, Zoning, Existing Land Use, Future Land Use. Rows include Site, North, South, East, and West.

Discussion

The proposed IV fluid mixing facility is considered as a “Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing” use, and is permitted in the IN-1 zoning district with a conditional use permit. The conditional use permit procedures are meant to ensure that the proposed use is consistent with the intentions of the IN-1 zoning district:

The IN-1, Light Industrial/Office District is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and *limited manufacturing* and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.

Proposed Use

Coram/CVS is the proposed operator and provides home infusion and tube therapy products and services.¹ They have more than 80 such facilities nationwide; one is located in the Glenn Park shopping complex at West Church Street & North Country Fair Drive in Champaign, IL. The business mixes IV fluids – both nutritional and antibiotic – which are then delivered by nurses to patients in their homes. This allows patients to be released from hospital care sooner and to recover in their own homes, while still receiving necessary health care services from licensed professionals. This reduces costs to the patient.

Each Coram/CVS location, including the proposed site, includes a pharmacy area licensed by the State of Illinois Pharmacy Board. This includes a clean room in which the IV fluid packs are mixed, as well as storage for supplies and materials. Additionally, a general office area, restrooms and break area are included (Exhibit D – Floor plan). The proposed business hours would be 8 a.m. to 6 p.m., Monday through Friday. Coram/CVS will employ six to eight full-time staff at this location. Nurses are away most of the day delivering IV fluid packs to patients in their home, and consolidate deliveries to minimize traffic at the facility. There would be no visitor traffic to the site. Two to three box truck deliveries per week would be received at the building’s rear loading dock (Exhibit D – Application photos). The interior of the current tenant space will be completely renovated, including electrical, LED lighting, and HVAC upgrades.

Requirements for a Conditional Use Permit

According to § VII-2 of the Urbana Zoning Ordinance, an application for a conditional use permit shall demonstrate the following requirements shown in italics.

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

The proposed IV fluid mixing facility is conducive to the public convenience at this location because of its location near Interstate 74 and North Lincoln Avenue, allowing the operator to easily service the Champaign/Urbana market and surrounding communities. The existing building has a rear loading area to receive deliveries, and sufficient parking to meet minimum requirements. Nearby restaurants and other amenities will be a convenience to Coram/CVS employees. It is close to major thoroughfares for employee and delivery traffic, and there are three bus stops within two blocks.

¹ <https://www.coramhc.com/about-coram>.

2. *That the proposed use is designed, located, and 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 facility would not be injurious or detrimental to the IN-1 zoning district because it would be located in a light industrial/commercial flex building hosting other office, health services, light assembly, and office uses. Operating hours would be from 8 a.m. to 6 p.m., Monday through Friday, with no nighttime or weekend activity. There will be six to eight employees and no visitors, which would generate fewer trips than the current fitness facility. The design uses the current floor plan and adds interior walls, including walls for the necessary clean room, to make the space more conducive to the proposed activities. Product components and final solutions are not hazardous, and the assembly process would produce no odors and little noise. Finished products are delivered to patients by van and small vehicles, while supplies are delivered by parcel trucks to the site two to three times per week.

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 § VII-3.*

The existing building complies with the development regulations of the IN-1 district. The IV fluid mixing activities would comply with the regulations of the IN-1 district. No expansion or alterations are planned to the building's exterior, with all renovations on the interior. The facility would be relatively quiet and generate little traffic, preserving the essential character of the district.

Consideration

According to Zoning Ordinance § XII-2, the Zoning Board of Appeals shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the conditional use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and 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.

In addition, the Zoning Board of Appeals may also impose 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 the ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards; and
7. Any other conditions deemed necessary to affect the purposes of this ordinance.

Summary of Findings

1. Rosecrance, Inc. owns the Lincoln Commerce Centre in the IN-1, Light Industrial/Office, zoning district. Coram/CVS proposes to operate an intravenous fluid mixing facility at 706 Killarney Street in Lincoln Commerce Centre.
2. The Urbana Zoning Ordinance allows Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing, including such an IV fluid mixing facility, in the IN-1 zoning district with a conditional use permit.
3. The proposed use is conducive to the public convenience because the site has good access to Interstate 74 and North Lincoln Avenue, allowing the operator to easily service the Champaign/Urbana market and surrounding communities.
4. The proposed use would not be a detriment to the IN-1 district or the public welfare because it would be located in a light industrial/commercial flex building hosting other office, health services, light assembly, and office uses, with similar operating hours, and would generate little traffic, noise, and no noxious odors.
5. The proposed use is consistent with the applicable regulations and standards of, and preserves the essential character of, the IN-1 district, as it would use the existing conforming building and would be a quiet, low-traffic, low-intensity industrial use that would integrate well in the Lincoln Avenue commercial-industrial corridor.

Options

The Zoning Board of Appeals has the following options in case ZBA-2021-C-01:

1. **Approve** the conditional use as submitted; or
2. **Approve the conditional use along with any additional conditions and requirements** as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. **Deny** the conditional use as submitted.

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 Zoning Board of Appeals **APPROVE** the proposed conditional use permit in case ZBA-2021-C-01, as submitted.

Exhibits: A: Location & Land Use Map
 B: Zoning Map
 C: Future Land Use Map
 D: Application
 E: Site Photos

cc: Daniel Roush, Applicant
 Rosecrance, Inc., Property Owner

Exhibit A - Location & Land Use



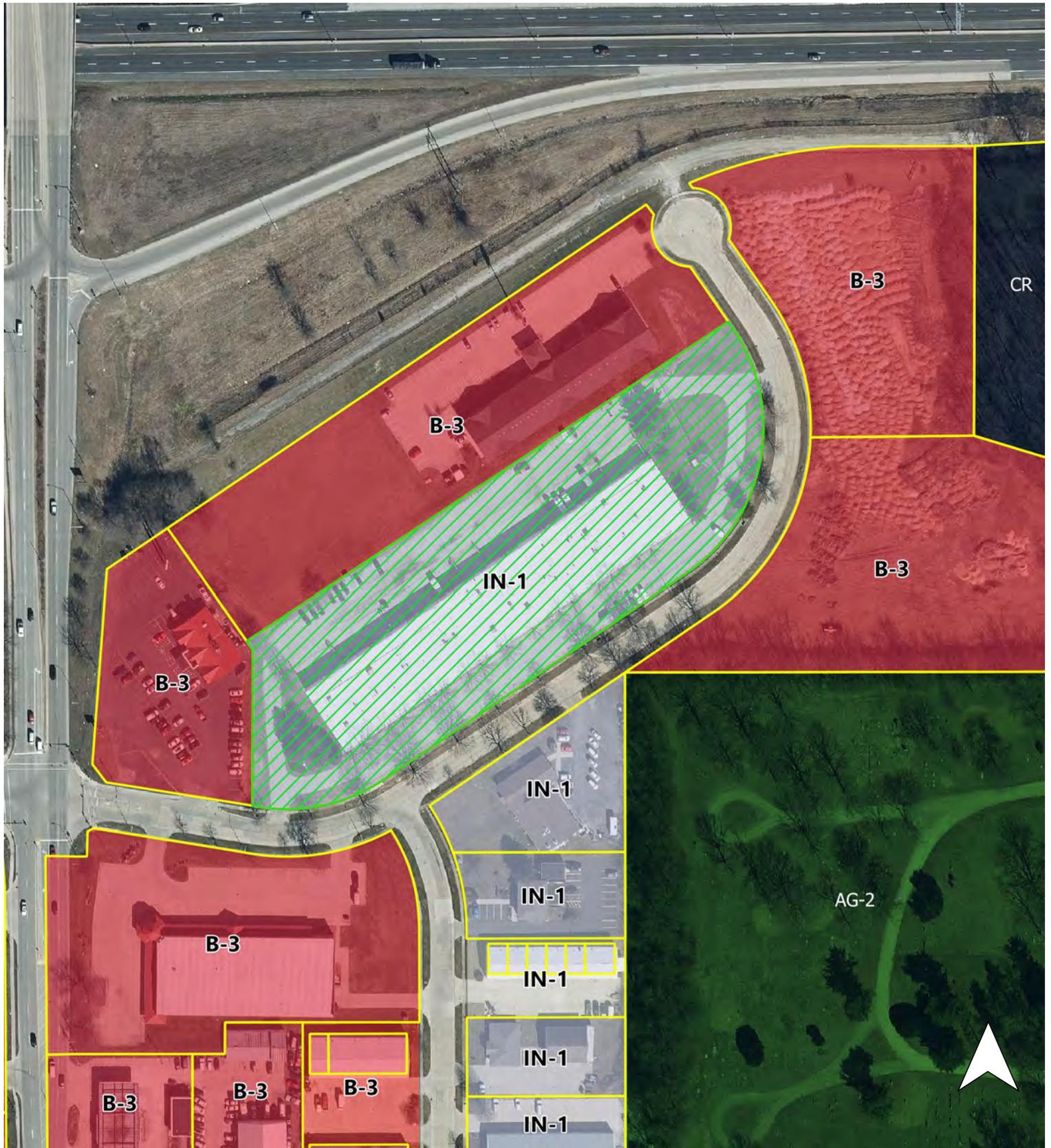
Case: ZBA-2021-C-01
Subject: Conditional Use Permit
Location: 706 Killarney Street
Applicant: Rosecrance, Inc.



 SUBJECT PROPERTY
 Tax Parcel Land Use Codes



Exhibit B - Current Zoning



Case: ZBA-2021-C-01
 Subject: Conditional Use Permit
 Location: 706 Killarney Street
 Applicant: Rosecrance, Inc.

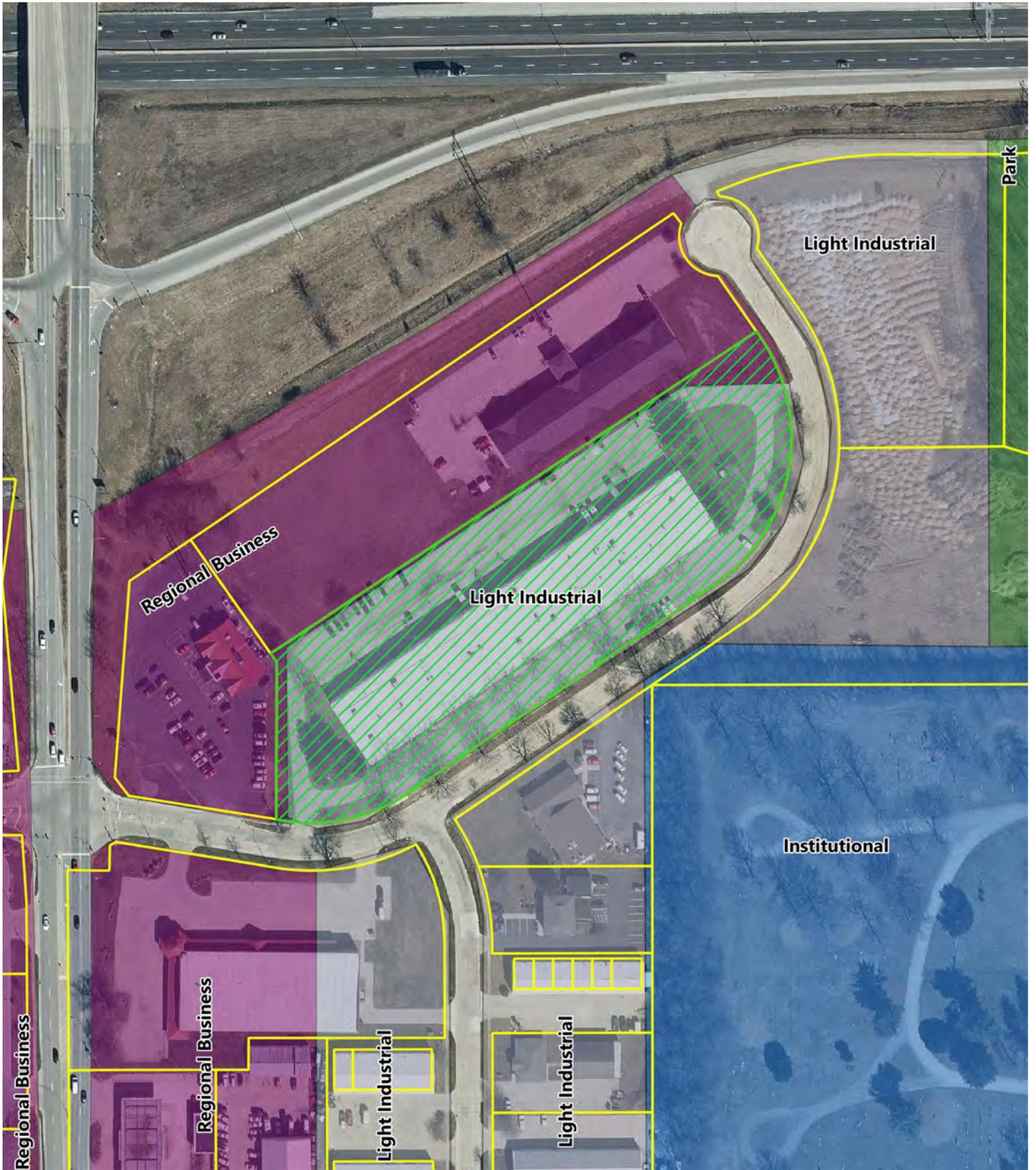
SUBJECT PROPERTY

Urbana Zoning County Zoning

B-3 AG-2

IN-1 CR

Exhibit C - Future Land Use



Case: ZBA-2021-C-01
Subject: Conditional Use Permit
Location: 706 Killarney Street
Applicant: Rosecrance, Inc.



 SUBJECT PROPERTY



Exhibit D: Application



Application for Conditional Use Permit

ZONING BOARD OF APPEALS

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 _____ ZBA Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A CONDITIONAL USE PERMIT is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following use or construction purpose:

on the property described below, and in conformity with the plans in the permit application.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): _____ Phone: _____

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

Email Address: _____

Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): _____

2. OWNER INFORMATION

Name of Owner(s): _____ Phone: _____

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

Email Address: _____

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

Location of Subject Site: _____

PIN # of Location: _____

Lot Size: _____

Current Zoning Designation: _____

Exhibit D: Application

Current Land Use (*vacant, residence, grocery, factory, etc:*

Proposed Land Use:

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

4. 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:

5. REASONS FOR CONDITIONAL USE PERMIT

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

Exhibit D: Application

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.

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 (except where such regulations and standards may be modified by Section VII-3 of the Urbana Zoning Ordinance, 1979).

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

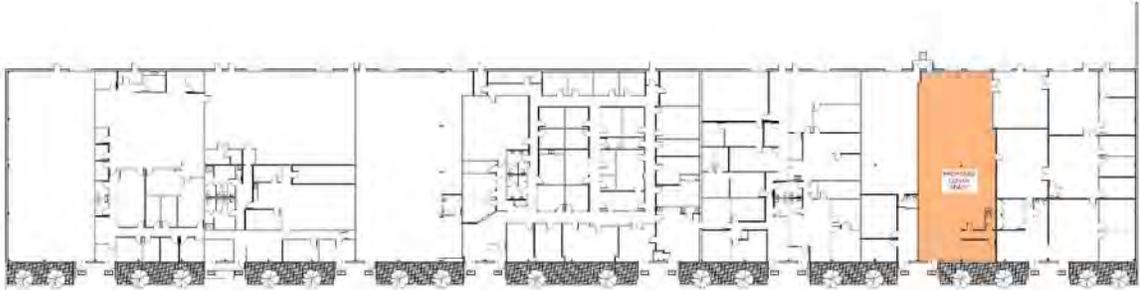
5/17/21

Date

Exhibit D: Application

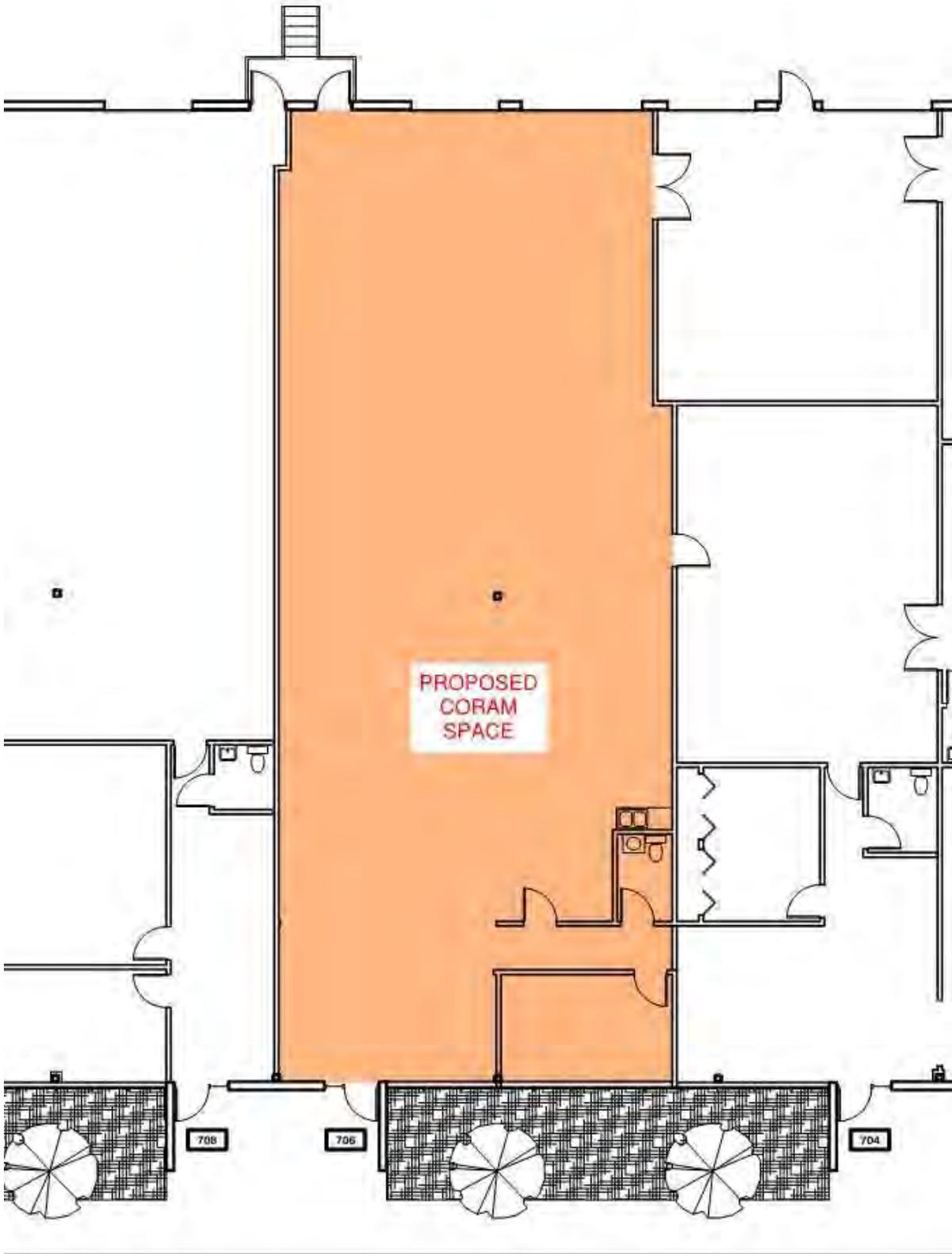


Site Aerial:



Existing Overall Building Floor Plan:

Exhibit D: Application



Existing Floor Plan:

Exhibit D: Application



Parking Lot View Facing East with Suite Entrance to Left:



View at Suite 706 Front Entrance from Drive Aisle:

Exhibit D: Application



View at Rear Building Receiving Area:



View at Rear Entrance (left door):



CORAM OF CHAMPAIGN
STORE NUMBER: 48103
 706 KILLARNEY STREET
 URBANA, IL 61801
PROJECT TYPE: NON-RETAIL
DEAL TYPE: RELOCATION
CS PROJECT NUMBER: 153891

ARCHITECT OF RECORD:

CONSULTANT:

DEVELOPER:

SEAL:

REVISIONS:

DRAWING BY:

DATE: MAY 17, 2021

JOB NUMBER:

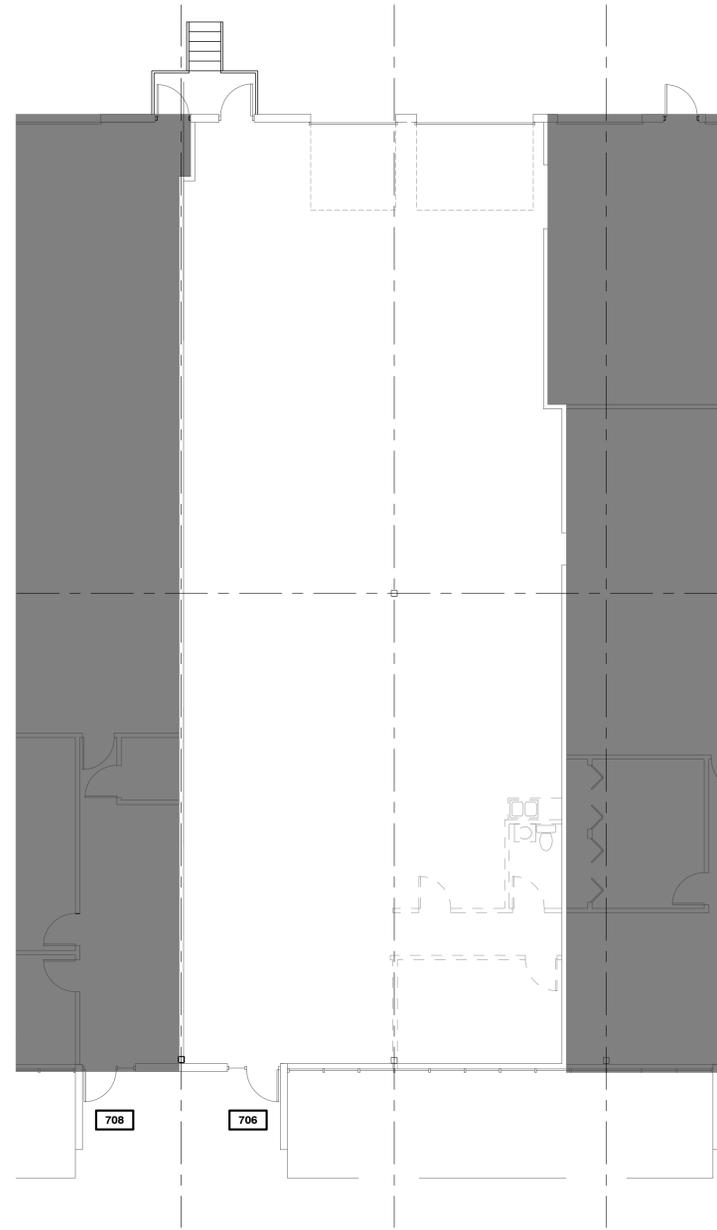
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TEST FIT

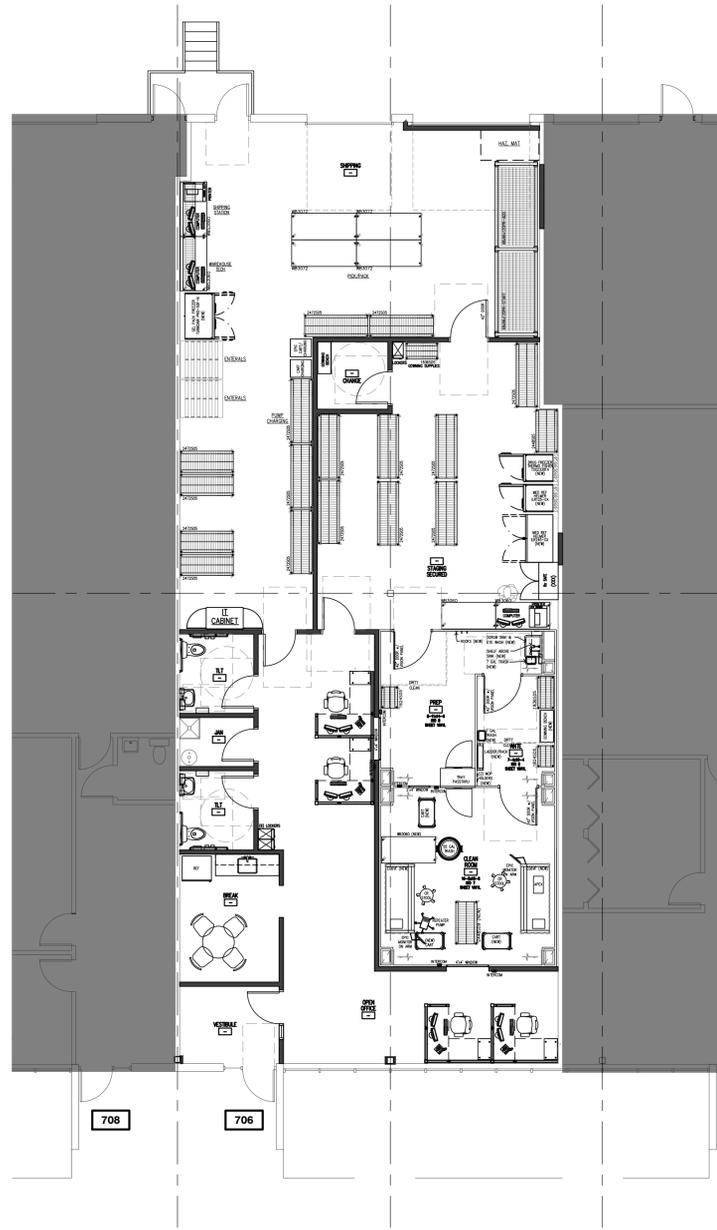
SHEET NUMBER:

TF-2

COMMENTS:
PRELIMINARY PLAN



1 EXISTING PLAN
 TF SCALE: 1/8" = 1'-0"



2 TEST FIT PLAN
 TF SCALE: 1/8" = 1'-0"

AREA CALCULATIONS		
TOTAL SUITE AREA	TOTAL FRONT END	FULFILLMENT
3,194 SF	943 SF	2,251 SF
	SECURED STAGING	WAREHOUSE
	642 SF	1,078 SF
		CLEANROOM
		531 SF