



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members
FROM: Lorrie Pearson, AICP, Community Development Services Director
Katherine Trotter, Planner I
DATE: September 25, 2020
SUBJECT: An Ordinance Approving a Major Variance (Plasma Facility Wall Signs at 907 N. Lincoln Ave. / ZBA-2020-MAJ-04)

Introduction

Stough Real Estate Holdings, LLC (“Stough”) requests a variance to allow two commercial wall signs at 907 North Lincoln Avenue in the R-5, Medium-High Multiple-Family residential zoning district. Stough recently received a Special Use Permit to build a plasma collection facility on the site¹; however, the R-5 zoning district does not allow commercial wall signs.

Stough received a Major Variance to allow a freestanding sign at this location², but they did not request additional signs at that time. The applicant states that having the wall signs will help visitors find the location and increase visibility of their business on Lincoln Avenue. Without the variance, the plasma collection facility could be built, and the approved freestanding sign could be built, but Stough would not be allowed to install any wall signs.

Background

Stough Real Estate Holdings, LLC is a developer of plasma collection facilities. They were granted a Special Use Permit to develop a new facility at 907 North Lincoln Avenue on December 2, 2019. While Medical Clinics are permitted in the R-5 zoning district with a Special Use Permit, signs for Medical Clinics and all other non-residential and non-institutional uses are not allowed in the district.

On January 27, 2020, Stough received a Major Variance to allow a freestanding sign for the plasma facility. They did not request any other signs at that time. The applicant is now seeking a Major Variance to allow two commercial wall signs on their new building. In the R-5 district, only institutional and residential (subdivision, multi-family identification, and rental) signs are permitted. The plasma facility would be allowed to have commercial wall signs if it were located in a business or industrial district, but no walls signs are allowed in the R-5 zoning district. Some business uses are allowed in the district with a Special Use Permit, but there are no provisions for allowing signs for those businesses. The variance approval process allows for an added degree of scrutiny for signs in the R-5 zoning district.

Approval of the variance would allow the applicant to install two commercial wall signs on the plasma facility. The wall signs would be installed on the south and east faces of the building. Both signs would be internally illuminated. Per the Zoning Ordinance, Table IX-2, in the R-6B, B-1, B-2, B-3U, CCD, and CRE

¹ Ord. No. 2019-12-069

² Ord. No. 2020-01-001

districts, wall signs can be up to 8 percent of the wall area, with a maximum size of 300 square feet. In the B-3, B-4, B-4E, MIC, IN1, and IN2 districts, wall signs can be up to 10 percent of the wall area, with a maximum size of 350 square feet for signs closer than 60 feet from the front property line, or a maximum of 500 square feet for signs more than 60 feet from the front property line. The proposed wall signs for the plasma facility would be 99.8 square feet (7.5%) and 20.6 square feet (1%), and would comply with the standards for wall signs in any of the districts that allow wall signs.

Description of Site and Area

The property at 907 North Lincoln Avenue is approximately 2.6 acres, and is located on the west side of Lincoln Avenue, between Fairlawn Avenue and King Park. Nearby there are two area hospitals, apartment buildings, single- and two-family residences, and businesses along University and North Lincoln Avenues.

The following table identifies the current zoning and existing land uses of the subject property and surrounding properties (see Exhibits A and B).

Table 1. Zoning and Land Use

Location	Zoning	Existing Land Use	Future Land Use
Site	R-5, Medium-High Multiple-Family Residential	Vacant	Community Business
North	CRE, Conservation-Recreation-Education	King Park	Residential
South	R-5, Medium-High Multiple-Family Residential	Multiple-Family Residential Building	Community Business
East	R-2, Single-Family Residential	Single-Family Homes	Residential
West	R-2, Single-Family Residential	Single-Family Homes	Residential

Discussion

Site History

The site was formally a senior care facility from the 1960’s until 2011. In 2012 the senior care center was closed and sold to be renovated as a care facility. The facility was never reopened. The property was then purchased by Kelly Dillard, who demolished the vacant senior care center and sold the company to Stough Real Estate Holdings, LLC in February 2020.

On December 2, 2019, City Council unanimously approved a Special Use Permit for a Medical Clinic in the R-5 zoning district, subject to the following conditions:

1. That the applicant submits a landscape plan prior to issuance of any building permit to ensure that proposed landscaping and screening conforms to the City of Urbana Zoning Ordinance standards for screening and required landscape buffers.
2. That the development shall be constructed in general conformance with the attached Preliminary Site Plan and an approved landscape plan.

On January 27, 2020, City Council unanimously approved a Major Variance for a freestanding sign in the R-5 zoning district, subject to the following conditions:

1. That the owner dedicates right-of-way along the west side of Lincoln Avenue.
2. That the freestanding sign generally conforms to the sign plan, and be set back at least eight (8) feet from the property line.

Major Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria.

1. Are there special circumstances or practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance?

Medical Clinics are permitted in the R-5 zoning district with a Special Use Permit, but there are no sign allowances for non-residential or non-institutional uses in the district. The variance approval process allows for an added degree of scrutiny for signs in the R-5 zoning district. The applicant has permission to build and operate a plasma facility at this location and install a freestanding sign.

2. The proposed variance will not serve as a special privilege, because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof, which is not generally applicable to other lands or structures in the same district.

The proposed variance will not serve as a special privilege, because the plasma facility use has already been approved. Approving the variance to allow two commercial wall signs would be consistent with signs for Medical Clinic uses in other zoning districts. The R-5 zoning district allows non-residential and non-institutional uses. However, these uses in the R-5 zoning district are not allowed to have signs. The approved Special Use Permit permits a plasma facility to operate at this location, and allowing the applicant to install two commercial wall signs would be consistent with Medical Clinic uses in other zoning districts. The applicant will also be planting trees and landscaping along Lincoln Avenue, and the wall signs would make the plasma facility identifiable from the road.

3. The variance request is not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.

The applicant did not deliberately create this situation. The situation was created by an anomaly in the Zoning Ordinance that allows for non-residential and non-institutional uses in the R-5 zoning district, but does not allow those uses to have signs.

4. The variance will not alter the essential character of the neighborhood.

The variance will not alter the essential character of the neighborhood, as the commercial wall signs will be consistent with other nearby commercial uses. This area of Lincoln Avenue is characterized by single-family and multi-family residences, parks, medical uses, and commercial business uses. Many of the surrounding properties have multi-family identification signs, wall signs, and freestanding signs. The proposed commercial wall signs will be consistent with the surrounding area.

5. The variance will not cause a nuisance to the adjacent property.

The variance would allow two commercial wall signs to be installed on the plasma facility. The applicant will be required to screen the south and west property lines with appropriate fencing and landscaping. The proposed wall signs will be illuminated, but they will be subject to an after-hours lighting plan that

will prevent light pollution. The variance will not cause a nuisance to the adjacent property, because the facility will comply with all landscaping and screening requirements for a non-residential use adjacent to residential uses.

6. The variance generally represents the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.

The variance generally represents the minimum deviation from the requirements of the Zoning Ordinance, as it will allow two commercial wall signs: one on the south side of the building, and one on the east side of the building. The proposed wall signs are within the regulations for wall signs in non-residential districts. The signs will each be less than 8% of the total wall area, which is the maximum percentage allowed in the R-6B, B-1, B-2, B-3U, CCD, and CRE districts.

Zoning Board of Appeals

On September 16, 2020, the Zoning Board of Appeals (ZBA) discussed the variance request. After hearing no public input in favor of or against the case, the ZBA voted unanimously, with six ayes and zero nays, to forward this case to the Urbana City Council with a recommendation to APPROVE the request, with the condition that the commercial wall signs generally conform to the submitted sign plans.

Case Summary

1. The property is zoned R-5, Medium-High Multiple-Family Residential.
2. Stough Real Estate Holdings, LLC requests a Major Variance to allow two commercial wall signs in the R-5, Medium-High Multiple-Family Residential zoning district; and
3. City Council approved a Special Use Permit on December 2, 2019 (Ordinance No. 2019-12-069) with the following conditions: provide a landscape plan with any building permit; to build to general conformance with the proposed site plan; and, to provide a MTD bus shelter along Lincoln Avenue; and
4. City Council approved a Major Variance on January 27, 2020 (Ordinance No. 2020-01-001) to allow for a freestanding commercial sign at this location; and
5. The variance does not serve as a special privilege to the property owner, as Medical Uses are permitted in the R-5 zone with a Special Use Permit, but signs for Medical Uses are not allowed; and
6. The property owner did not deliberately create this situation, as the situation was created by an anomaly in the Zoning Ordinance that allows for non-residential and non-institutional uses in the R-5 zoning district, but does not allow those uses to have signs; and
7. The variance will not alter the essential character of the neighborhood, as the commercial wall signs will be consistent with nearby commercial uses, and the neighboring residential uses will be screened with fencing and landscaping; and
8. The variance will not create a nuisance, as the commercial wall signs will be screened from adjacent residential uses, and the signs will conform to light level limitations specified by the Zoning Ordinance; and
9. The variance generally represents the minimum deviation necessary from the Zoning Ordinance, as

the variance would allow two commercial signs to be installed in a district that does not allow wall signs.

10. At the September 16, 2020 meeting, the ZBA held a public hearing and voted unanimously, with six ayes and zero nays, to forward the case to the City Council with a recommendation to approve, with the condition that the wall signs generally conform to the sign plans.

Options

The Urbana City Council has the following options:

1. Approve the Ordinance; or
2. Approve the Ordinance with certain terms and conditions; or
3. Deny the Ordinance.

Recommendation

At the September 16, 2020 meeting, the ZBA voted with six ayes and zero nays to forward this case to the Urbana City Council with a recommendation to APPROVE the request, with the following condition:

That the signs generally conform to the sign plans in Ordinance Attachment A.

Staff concurs.

Exhibits: A: Location Map
 B: Current Zoning Map
 C: Sign Plans
 D: Application for a Major Variance

cc: Stough Real Estate Holdings, LLC, Owner/Applicant
 Matt Deering, Meyer-Capel, a Professional Corporation

ORDINANCE NO. 2020-09-050

AN ORDINANCE APPROVING A MAJOR VARIANCE

(Plasma Facility Wall Signs at 907 N. Lincoln Ave. / ZBA Case No. 2020-MAJ-04)

WHEREAS, the Urbana Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the Corporate Authorities to consider applications for a major variance where there is a special circumstance or condition with a parcel of land or a structure; and

WHEREAS, Stough Real Estate Holdings, LLC has submitted a petition for a major variance to allow two commercial wall signs in the R-5, Medium-High Density Multi-Family Residential Zoning District; and

WHEREAS, the Zoning Board of Appeals held a public hearing on such petition at 7:00 p.m. on September 16, 2020, in ZBA Case No. 2020-MAJ-04; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Zoning Board of Appeals voted six (6) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested variance with one condition; and

WHEREAS, the City Council finds that the requested variance conforms with the major variance procedures in Article XI, Section XI-3(C)(2)(d), of the Urbana Zoning Ordinance; and

WHEREAS, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has made the following findings of fact:

1. The property is zoned R-5, Medium-High Multiple-Family Residential.
2. Stough Real Estate Holdings, LLC requests a Major Variance to allow two commercial wall signs in the R-5, Medium-High Multiple-Family Residential zoning district; and
3. City Council approved a Special Use Permit on December 2, 2019 (Ordinance No. 2019-12-069) with the following conditions: provide a landscape plan with any building permit; to build to general conformance with the proposed site plan; and, to provide a MTD bus shelter along Lincoln Avenue; and
4. City Council approved a Major Variance on January 27, 2020 (Ordinance No. 2020-01-001) to allow for a freestanding commercial sign at this location; and
5. The variance does not serve as a special privilege to the property owner, as Medical Uses are permitted in the R-5 zone with a Special Use Permit, but signs for Medical Uses are not allowed; and
6. The property owner did not deliberately create this situation, as the situation was created by an anomaly in the Zoning Ordinance that allows for non-residential and non-institutional uses in the R-5 zoning district, but does not allow those uses to have signs; and
7. The variance will not alter the essential character of the neighborhood, as the commercial wall signs will be consistent with nearby commercial uses, and the neighboring residential uses will be screened with fencing and landscaping; and
8. The variance will not create a nuisance, as the commercial wall signs will be screened from adjacent residential uses, and the signs will conform to light level limitations specified by the Zoning Ordinance; and
9. The variance generally represents the minimum deviation necessary from the Zoning Ordinance, as the variance would allow two commercial signs to be installed in a district that does not allow wall signs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

In ZBA Case No. 2020-MAJ-04, the major variance requested by Stough Real Estate Holdings, LLC, to allow the construction of two commercial wall signs in the R-5, Medium-High Density Multi-Family Residential Zoning District, is hereby approved in the manner proposed in the application with the following conditions: that the wall signs generally conform to the sign plan in Attachment “A”. Such attachments are attached hereto and incorporated herein by reference.

The major variance described above shall only apply to the property located at 907 North Lincoln Avenue, more particularly described as follows:

Commencing at a point on the West line of Lincoln Avenue which is 33 feet West

and 835 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, Illinois; thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision; thence East 302.6 feet to the West line of Lincoln Avenue; thence North 369.05 feet to the point of beginning, except the East 7.0 feet of even width of the South 191.0 feet, as shown on Dedication of Right of Way for Public Road Purposes; recorded August 18, 1994 as Document Number 94R22196, Book 2140, Page 0089. Situated in Champaign County, Illinois.

Commonly known as 907 North Lincoln Avenue
P.I.N.: 91-21-07-282-021

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 with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

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 ____ day of _____, 2020.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2020.

Diane Wolfe Marlin, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2020, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled:

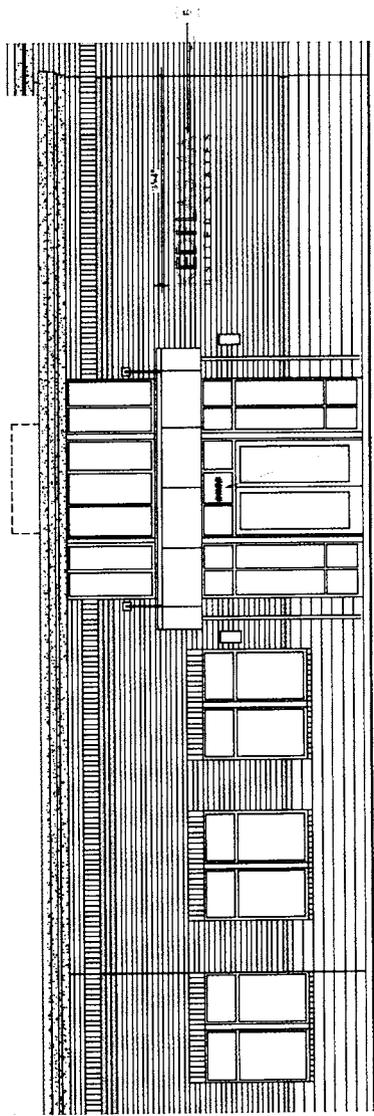
“AN ORDINANCE APPROVING A MAJOR (PLASMA FACILITY WALL SIGNS AT 907 N. LINCOLN. AVE. / ZBA CASE NO. 2020-MAJ-20)”

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

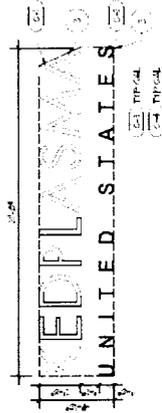
The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2020, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2020.

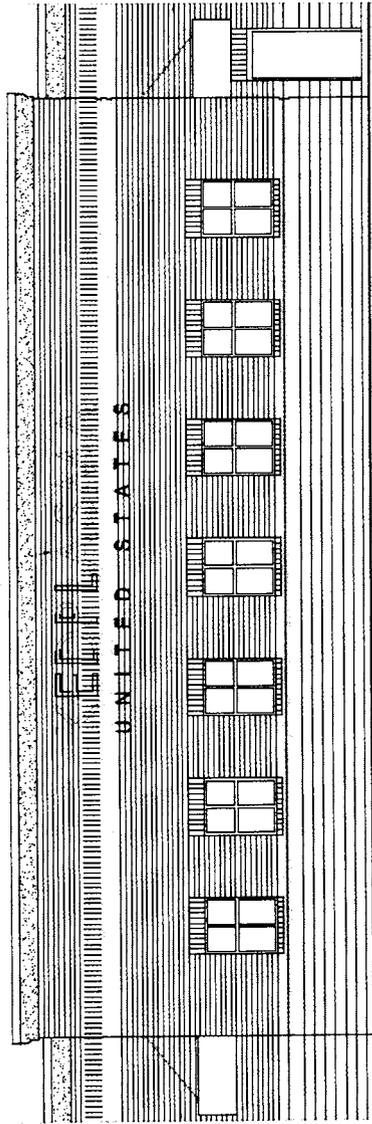
Phyllis D. Clark, City Clerk



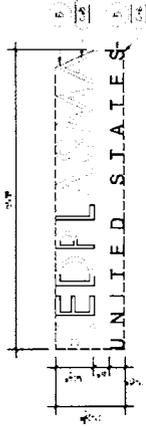
1
SIGN B - WEST SIDE
PARTIAL ELEVATION
AS BUILT 12' - 11 1/2"



2
SIGN A - 99.8 SQ. FT.
DETAIL
AS BUILT 12' - 11 1/2"



3
SIGN A - SOUTH SIDE
PARTIAL ELEVATION
AS BUILT 12' - 11 1/2"



4
SIGN B - 204.50 SQ. FT.
DETAIL
AS BUILT 12' - 11 1/2"

1. COLOR SPECIFICATIONS:

C-1 FMS 281C (3M 3630-36 TRANS)

C-2 PERFORATED VINYL FMS COOL GREY 11C

C-3 BLACK RETURNS

C-4 BLACK TRIM

C-5 PAINTED ALUM. LETTERS FMS 281C

C-6 PAINTED ALUM. LETTERS FMS COOL GREY 11C

2. ILLUMINATION CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION, ACRYLIC FACE W/
PERFORATED VINYL APPLIED.

3. ILLUMINATED WALL SIGN:
ROUTED COPY AND ACRYLIC BACKED

4. ADDRESS NUMBERS. CONTRASTING COLOR TO BACKGROUND.

5. 1/4" THICK TYPE II ALUMINUM SINGLE FACE LETTERS AND
RECTANGLE. ANCHOR TO WALL WITH PRE-FINISHED PIN TYPE
SPACERS. PROVIDE 3/4" TO 1" SPACE BETWEEN LETTERS AND
WALL.

1. BUILDING SIGNAGE. (BP-19).

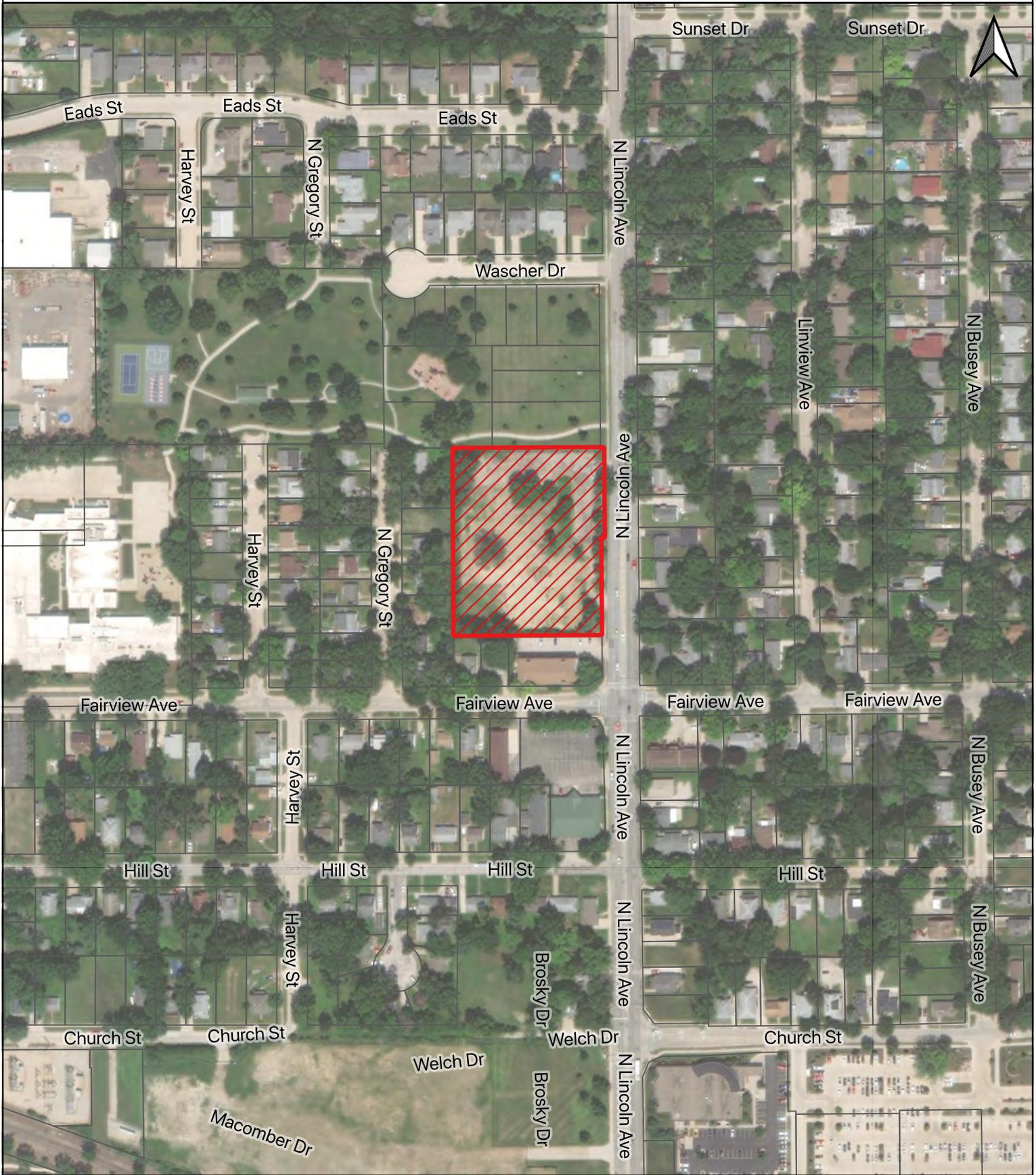
2. STREET NUMBERS

- AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND
THAT WILL ALLOW 24 HR. VISIBILITY.

- NUMBERS NOT PLACED WITHIN 15 FEET OF THE BACK OF THE
STREET CURBING OR EDGE OF THE STREET SURFACE SHALL BE
AT LEAST 6 INCHES HIGH.

3. INDIVIDUAL CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION ACRYLIC FACE,
REMOTE TRANSFER, LED LIGHTING.

Exhibit A - Location Map



Case No. ZBA-2020-MAJ-04
Subject Plasma Facility Signage
Address 907 N. Lincoln Ave.
Petitioner Stough Real Estate Holdings, LLC

0 150 300 450 ft



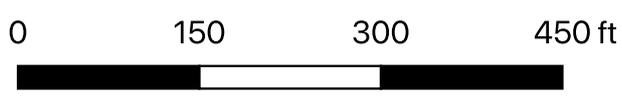
Legend

 Subject Property

Exhibit B - Zoning Map



Case No. ZBA-2020-MAJ-04
 Subject Plasma Facility Signage
 Address 907 N. Lincoln Ave.
 Petitioner Stough Real Estate Holdings, LLC



Legend

- Subject Property
- R-2
- B-1
- CRE
- MIC
- R-4
- R-5



Application for Variance

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 VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following variation (*Describe the extent of the Variation Requested*)

Building Signage _____ on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Stough Real Estate Holdings, LLC** Phone: **513.842.0240**
Address (*street/city/state/zip code*): **1128 Main Street, Cincinnati, OH 45202**
Email Address: **sstough@stoughgroup.com**
Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Stough Real Estate Holdings, LLC** Phone: **513.842.0240**
Address (*street/city/state/zip code*): **1128 Main Street, Cincinnati, OH 45202**
Email Address: **sstough@stoughgroup.com**

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: **907 N. Lincoln Avenue, Urbana, IL 61801**
PIN # of Location: **91-21-07-282-021**
Lot Size: **2.57 Acres**

Current Zoning Designation: R-5 with variance for monument sign

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

Proposed Land Use: Plasma Collection Facility

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

Commencing at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, Illinois; thence Westerley 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision; thence East 302.6 feet to the West line of Lincoln Avenue; thence North 369.05 feet to the point of beginning, except 7.0 feet of even width of the South 191.0 feet as shown on Dedication of Right of Way for Public Road Purposes, recorded August 18, 1994 as Document Number 94R22196, Book 2140, Page 0089, situated in Champaign County, Illinois

4. CONSULTANT INFORMATION

Name of Architect(s): Scott King - Casler Design Group, Inc. Phone: 513.562.2652

Address (*street/city/state/zip code*): 10805 Indeco Drive, Blue Ash, Ohio 45241

Email Address: sking@caslerdesign.com

Name of Engineers(s): John A. Connelly - Britt, Peters & Associates, Inc. Phone: 864.271.8869 ext 221

Address (*street/city/state/zip code*): 101 Falles Park Drive, Suite 601, Greenville, South Carolina 29601

Email Address: jconnelly@brittpeters.com

Name of Surveyor(s): Gina Fuhrmann - Fuhrmann Engineerin Phone: 217.971.5577

Address (*street/city/state/zip code*): 1404 Regency Drive East, Suite B, Savoy, Illinois 61874

Email Address:

Name of Professional Site Planner(s): Scott King - Casler Design Group, Inc. Phone:

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

Email Address:

Name of Attorney(s): Matt C. Deering - Meyer Capel, A Professional Corporation Phone: 217.352.1800

Address (*street/city/state/zip code*): 306 W. Church Street, Champaign, Illinois 61820

Email Address: mdeering@meyercapel.com

5. REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

R-5 zoning district does not currently allow building signage that is typical for the type of business for which a special use permit was granted to allow such business to be conducted on the parcel. Applicant intends to retain, install and maintain significant landscaping on the parcel, including retaining substantial trees currently in place within the Lincoln Avenue right of way, but also needs to ensure easy business recognition from travelers on and along Lincoln Avenue.

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

Applicant has obtained approval for a special use to allow a commercial Plasma Collection Facility, which is not allowed by right within the R-5 zoning district.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

Applicant seeks to construct and operate the facility, including signage therefore, within the constraints (including permitted special use and variances) of the Zoning Ordinance. The Zoning Ordinance allows special use in R-5 for such facilities, but does not permit signage that is typical for such facilities. Applicant's proposed signage is relatively modest and in line with nearby businesses, such as the Dollar General Store located only 1/2 a block to the South.

Explain why the variance will not alter the essential character of the neighborhood.

Applicant's proposed signage is relatively modest, consistent with the previously approved variance for a street level monument sign, and while readily visible by travelerson and along Lincoln Avenue, not obtrusive from even a relatively short distance.

Explain why the variance will not cause a nuisance to adjacent property.

A condition of Applicant's special use permit is that the Applicant must submit a landscape plan prior to issuance of any building permit to ensure that proposed landscaping and screening conforms to the Zoning Ordinance standards for screening and required landscape buffers.

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

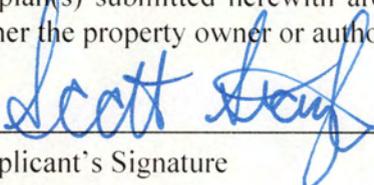
Yes. Applicant proposes a relatively modest sign plan appropriate for business recognition purposes, but as stated above, not obtrusive from even a relatively short distance. A signage plan is attached along with a PowerPoint presentation that includes images of other Applicant developments constructed for the intended tenant of the subject parcel, and showing the type building signage of the type Applicant proposes for the subject parcel.

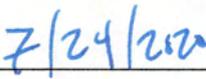
NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

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

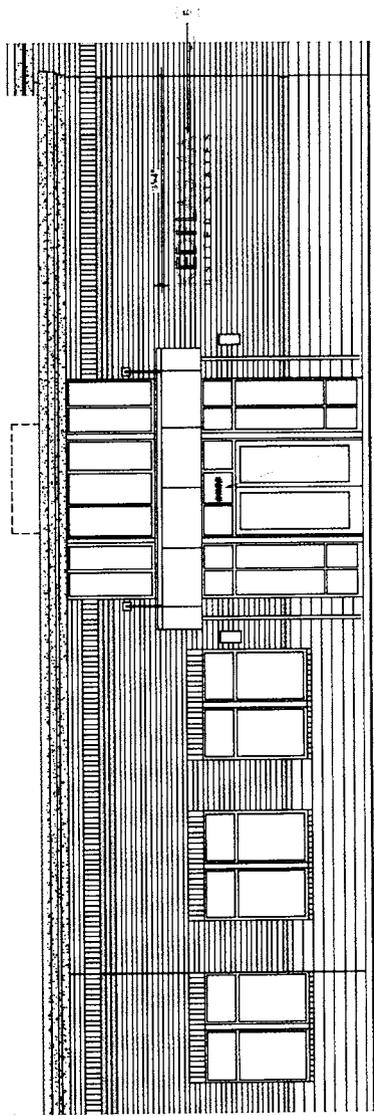
I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.


Applicant's Signature

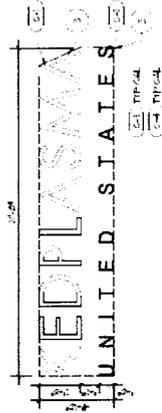

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

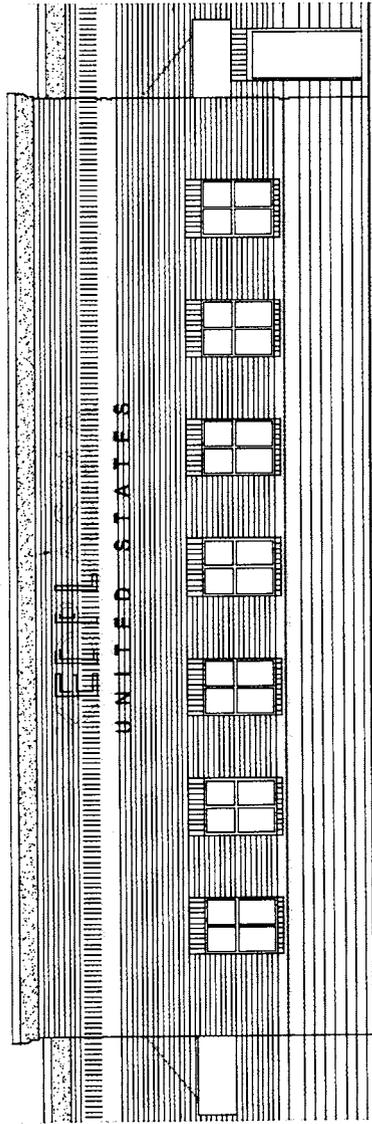
City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367



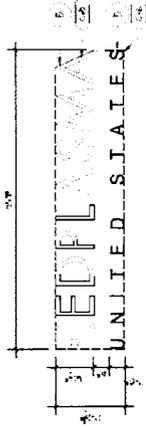
1
SIGN B - WEST SIDE
PARTIAL ELEVATION
AS BUILT 12' - 0" x 12' - 0"



2
SIGN A - 99.8 SQ. FT.
DETAIL
AS BUILT 12' - 0" x 12' - 0"



3
SIGN A - SOUTH SIDE
PARTIAL ELEVATION
AS BUILT 12' - 0" x 12' - 0"



4
SIGN B - 204.50 SQ. FT.
DETAIL
AS BUILT 12' - 0" x 12' - 0"

1. COLOR SPECIFICATIONS:

C-1 FMS 281C (3M 3630-36 TRANS)

C-2 PERFORATED VINYL FMS COOL GREY 11C

C-3 BLACK RETURNS

C-4 BLACK TRIM

C-5 PAINTED ALUM. LETTERS FMS 281C

C-6 PAINTED ALUM. LETTERS FMS COOL GREY 11C

2. ILLUMINATION CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION, ACRYLIC FACE W/
PERFORATED VINYL APPLIED.

3. ILLUMINATED WALL SIGN:
ROUTED COPY AND ACRYLIC BACKED

4. ADDRESS NUMBERS. CONTRASTING COLOR TO BACKGROUND.

5. 1/4" THICK TYPE II ALUMINUM SINGLE FACE LETTERS AND
RECTANGLE. ANCHOR TO WALL WITH PRE-FINISHED PIN TYPE
SPACERS. PROVIDE 3/4" TO 1" SPACE BETWEEN LETTERS AND
WALL.

1. BUILDING SIGNAGE. (BP-19).

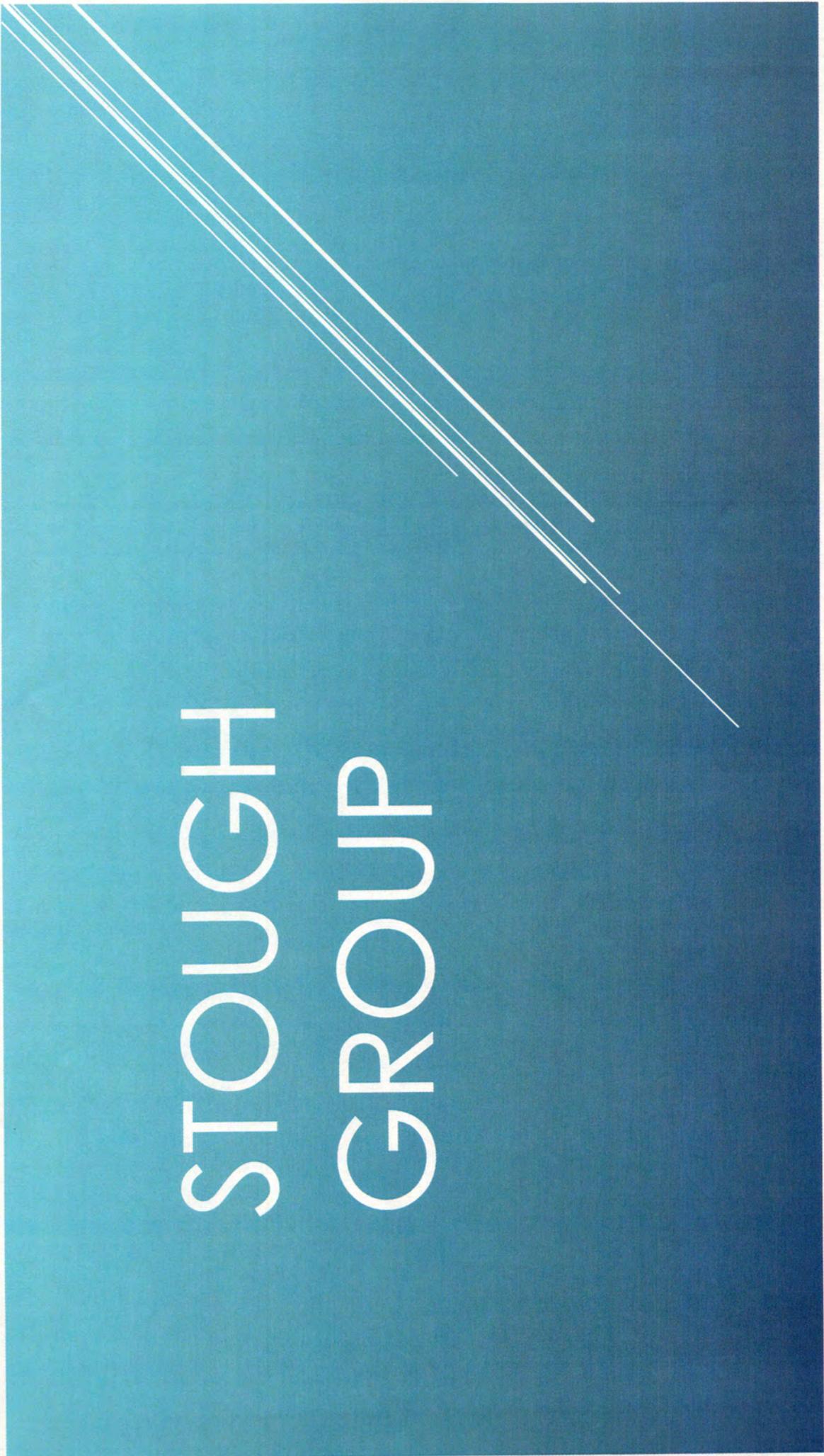
2. STREET NUMBERS

- AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND
THAT WILL ALLOW 24 HR. VISIBILITY.

- NUMBERS NOT PLACED WITHIN 15 FEET OF THE BACK OF THE
STREET CURBING OR EDGE OF THE STREET SURFACE SHALL BE
AT LEAST 6 INCHES HIGH.

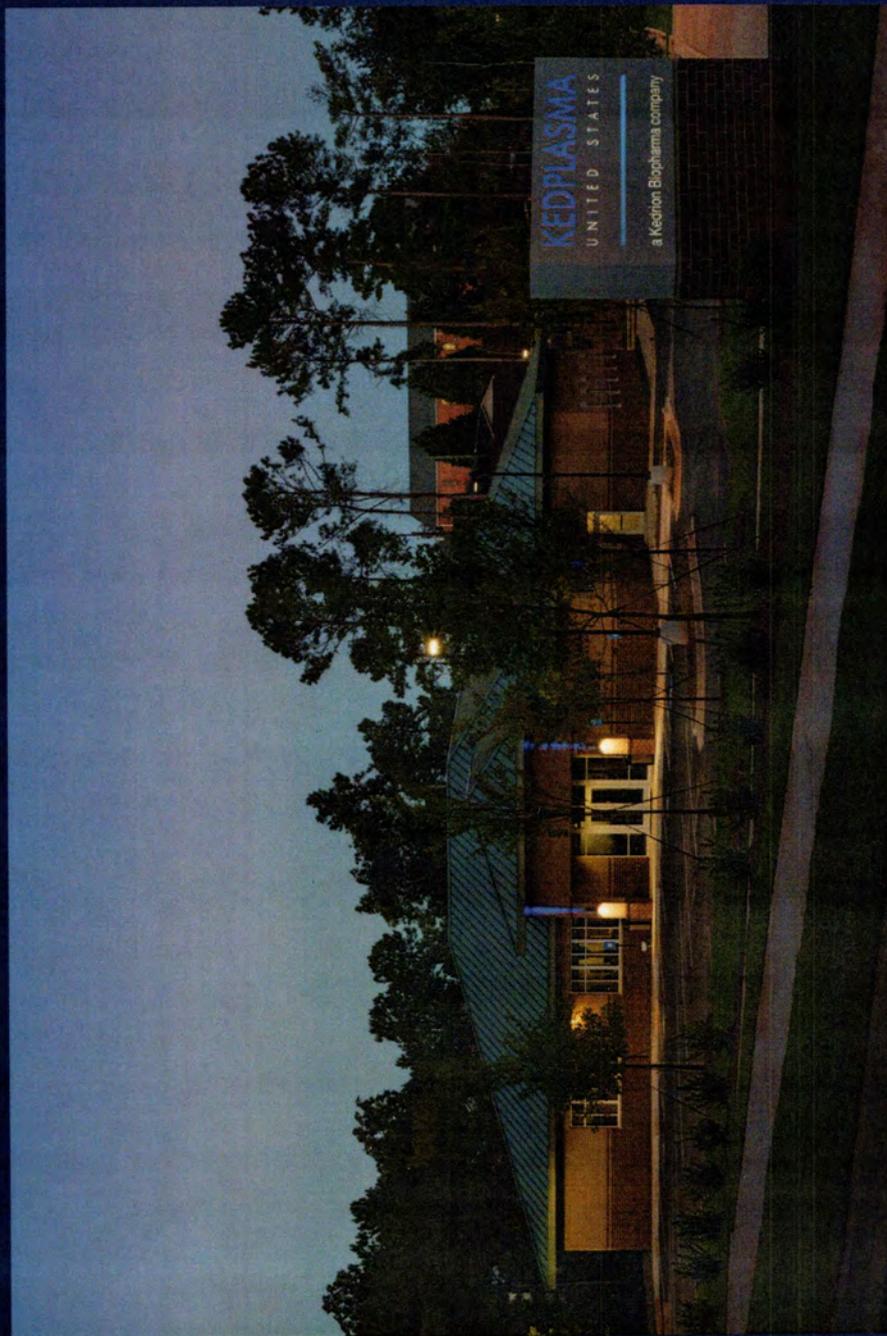
3. INDIVIDUAL CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION ACRYLIC FACE,
REMOTE TRANSFER, LED LIGHTING.

STOUGH GROUP



TUCKER,
GA

<https://vimeo.com/252393964>



CHARLOTTE, NC

<https://vimeo.com/251952238>



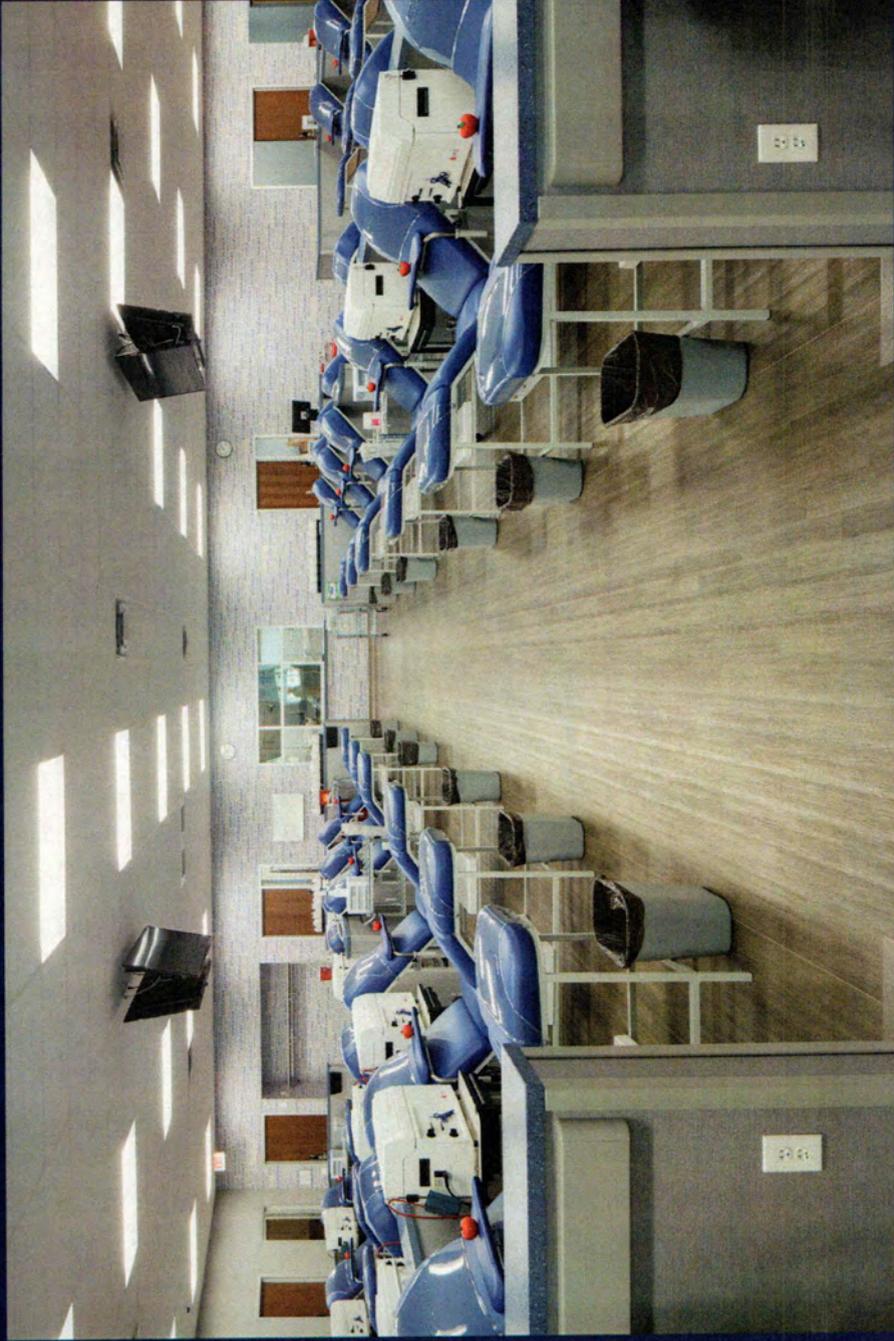


- \$3.5-\$4 Million Development
- 50-60 Construction Jobs
- Local Contractor Base
- Stough Group is a 3rd Generation Family Business

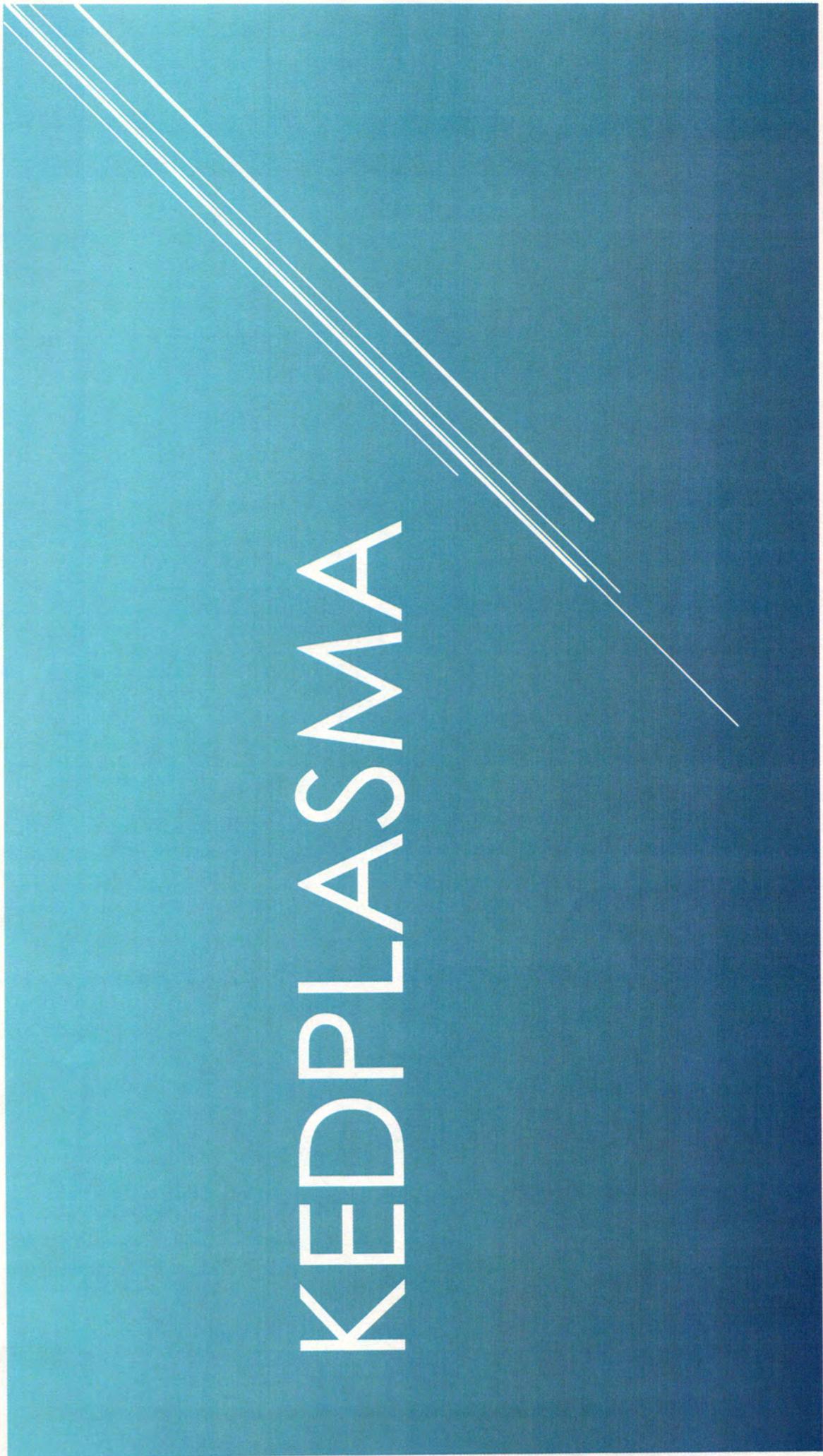
WAITING ROOM
+
DONOR AREA



DONOR AREA

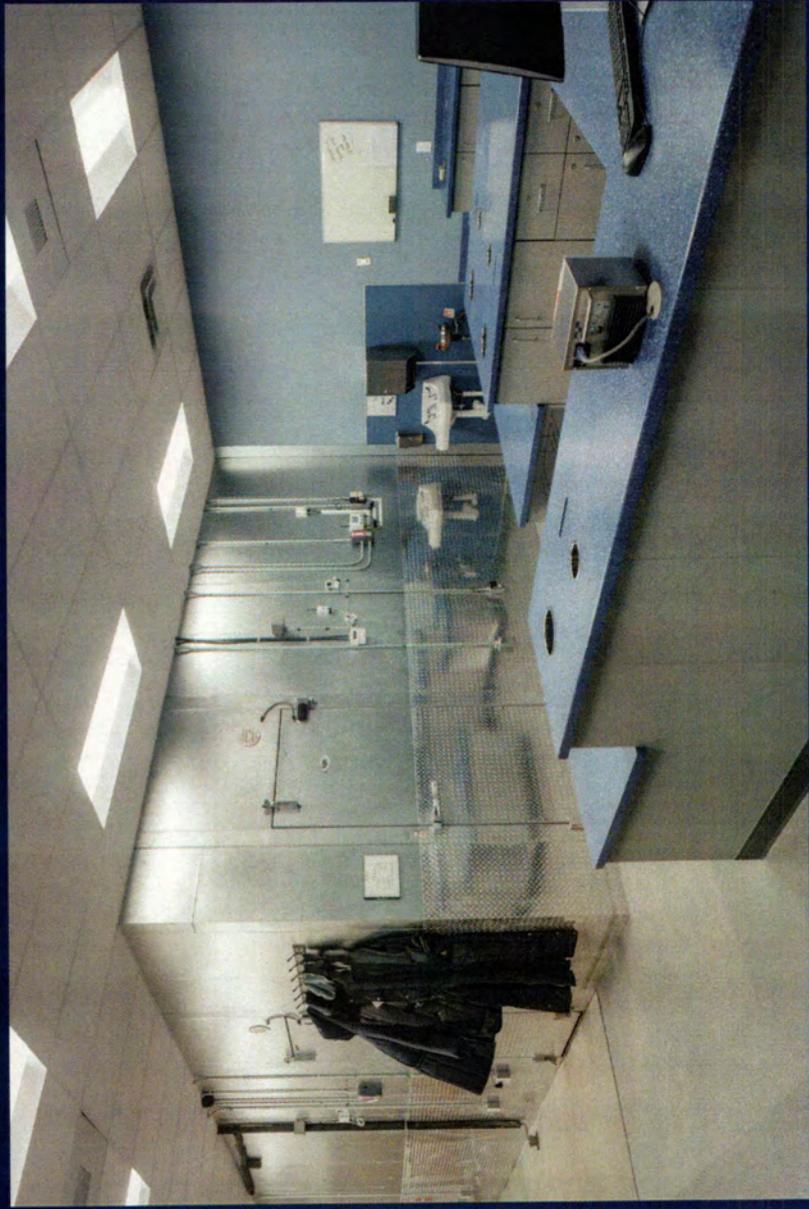


KEDPLASMA





- Donating Plasma Saves Lives, Period.
- Uses include:
 - Tetanus Shot
 - Immune Treatment for Chemotherapy Patients
 - Clotting factor for Hemophilia Patients and the US Military & Veterans
 - RHO GAM used to prevent premature and stillborn pregnancies



- Operates All State-of-the-Art Facilities (26 nationwide)
- \$5-\$7 Million in Annual Donors fees of which 80-90% will be used at local businesses
- 40-60 Jobs Created including nurses, doctors, and phlebotomists
- Management of facility is required to be involved in local community groups

MEET LARRY!

https://www.linkedin.com/posts/kedrion-biopharma_ipaw2019-activity-6587257584548478977-vYBp



"WITHOUT THE RHO GAM I
WOULDN'T HAVE BEEN
ABLE TO HAVE A HEALTHY
PREGNANCY," - KATE
PLACE, RHO GAM
RECIPIENT

ABC News story on one
of our plasma centers



▶ Thank you for your
Consideration, we look forward to
not only being in your
community, but being an asset to
the City of Urbana and University
of Illinois

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