



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Zoning Board of Appeals
FROM: Lily Wilcock, Planner I
DATE: January 10, 2020
SUBJECT: **ZBA-2019-MAJ-12:** A request by Stough Real Estate Holdings, LLC for a Major Variance to allow a freestanding commercial sign in a zoning district that does not allow freestanding commercial signs at 907 North Lincoln Avenue in the R-5, Medium-High Multiple-Family residential zoning district.

Introduction

Stough Real Estate Holdings, LLC (“Stough”) requests a Major Variance to construct a freestanding commercial sign for their new plasma collection facility at 907 North Lincoln Avenue. Freestanding commercial signs are not allowed in the R-5, Medium-High Multiple-Family Residential zoning district, per the Zoning Ordinance. Stough requests the sign to help people find their building.

Stough was recently granted a Special Use Permit (SUP) by City Council on December 2, 2019, to allow a plasma collection facility in the R-5, Medium-High Multiple-Family Residential zoning district.

Background

Stough Real Estate Holdings, LLC is a developer of plasma collection facilities and has been approved to develop 907 North Lincoln Avenue for the company KEDPLASMA. KEDPLASMA will collect plasma from paid donors, and will use the plasma to produce medical products.

Without the variance, Stough will not be able to construct a freestanding sign for the new facility. Stough has stated that it will be difficult to find the plasma center without a freestanding sign. The application shows examples of KEDPLASMA buildings. Many of them have freestanding signs and wall signs, while a few have only a freestanding sign.

In residential zoning districts, including the R-5 district, only institutional signs are permitted (such as signs for churches or schools). In some of these districts, a limited number of business and professional uses are allowed with Conditional or Special Use Permits. Given that business and professional uses are allowed with special permission in some residential districts, and that these uses generally have signs, it seems reasonable to conclude that some non-institutional signs are acceptable in the residential zones that allow these uses.

Description of Site and Area

The site 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, newer and older apartment buildings, many one- and two-family residences, and businesses on University and North Lincoln Avenues.

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

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

Exhibit F shows all of the freestanding signs along Lincoln Avenue between University Avenue and Bradley Avenue. The speed limit on Lincoln Avenue is 35 miles-per-hour, and it is easy to exceed the speed limit along this stretch. Perhaps due to the speed of traffic, freestanding signs appear to be a popular choice for advertising businesses and residential location. (Real estate or leasing signs are not included on Exhibit F as they are signs authorized without a permit and change frequently.)

Discussion

Site History

From the 1960’s to 2011, the site was used as a senior care facility. In 2012, the facility was closed and was reportedly sold to be renovated as a care facility. The facility never reopened, and in 2017 was bought by the current owner with the intention of demolishing the vacant senior care center and selling the site to a developer. Stough Group, the applicant, is a developer.

On December 2, 2019, City Council unanimously approved a Special Use Permit¹ 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.

Dedicated Right of Way for Existing Sidewalk

The site plan (Exhibit D) shows a sidewalk on the property. As the new plasma center may bring more foot traffic along this stretch, and the City will need access to the sidewalk for repair and maintenance work, staff recommends a condition that the applicant dedicate right-of-way to the City for the existing sidewalk. Exhibit G provides a legal description and map of the proposed dedication for the sidewalk. The sidewalk is currently owned and maintained by the City of Urbana. Without dedicating right-of-way for the sidewalk,

¹ Ordinance Number 2019-12-069

the City would have to negotiate temporary easements with the property owner to perform maintenance on the sidewalk, which will take additional staff time and will slow the process of regular maintenance.

Signs in the R-5 Zoning District

Freestanding signs are not allowed in the R-5 zoning district, except for institutional signs. Since some business and office uses are allowed in the R-5 district with Special or Conditional Use Permits, it appears to be an oversight of the Zoning Ordinance to not allow signs for those uses. The table below illustrates this point well: a business or office in the R-5 district is not allowed to have *any* type of sign that a typical business or office would be expected to have (refer to Section IX of the Zoning Ordinance for definitions for specific types of signs.)

R-5 Signs Allowances			
Freestanding Signs	Not Allowed	Subdivision Signs	Allowed
Wall Signs	Not Allowed	Shopping Center Sign	Not Allowed
Projecting Signs	Not Allowed	Multi-Family Residential Identification	Allowed
Roof Signs	Not Allowed	Institutional Monument Signs	Allowed
Canopies and Entrance Structures	Not Allowed	Property Sale and Rental Signs	Allowed

It is important to note that unless a sign is explicitly allowed by the Zoning Ordinance, it is prohibited. Section IX-4.A.2 states that, “*Any sign not expressly permitted by or in compliance with this Article is prohibited by the City of Urbana.*” In this case, since freestanding (and many other) signs for non-institutional uses are not explicitly allowed in the R-5 district, they are prohibited.

If the request is denied, no signs will be allowed for the new business.

Since non-institutional freestanding signs are not allowed in the R-5 district, there are no minimum setbacks, size, or height requirements. There are minimum requirements for freestanding institutional signs in residential districts, which could be used as a guide. In this case, that would mean a maximum area of 50 square feet, maximum height of 8 feet, and a setback of at least 8 feet from the property line.

The applicant has submitted sign plans from another plasma facility they have built, and has indicated that they would like to build the same sign at 907 North Lincoln Avenue (Exhibit E). The sign would need to be built at least eight feet from the property line, and the dimensions need to be less than 5 feet tall, no more than 6 feet wide. The materials must be the same as Exhibit E, including a brick base and aluminum construction.

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?

Though the intent of the R-5 zoning district is to allow mostly residential uses, some non-residential uses, often with Special or Conditional Use Permits. However, no commercial freestanding signs are allowed in the R-5 district, which seems to contradict the intent to allow some non-residential uses in the district. While Stough has permission to build a plasma facility, they are not allowed to have any signs. This is a special circumstance and a practical difficulty in applying the zoning ordinance.

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.

Most uses allowed in the R-5 zoning district are residential, with only a small number of non-residential uses allowed by Special or Condition Use Permit. Allowing a non-residential development in the R-5 zoning district, while not allowing any signs for that development is a special circumstance that would make having a business or medical clinic in the R-5 zoning district impractical.

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 inconsistency in the Zoning Ordinance, which allows some non-residential, non-institutional uses in residential districts, 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 or Lincoln Avenue businesses and residential developments. Carle Hospital is a quarter mile away from the subject property and has multiple freestanding and wall signs. The former Family Video site, King Park, and the multi-family building adjacent to this property have freestanding signers. The former senior care center that was abandoned in 2012 had a freestanding sign. (*See Exhibit F for sign locations on this corridor.*)

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

The variance would allow a sign that is facing Lincoln Avenue. The sign will not be visible from the homes along Gregory Street that are adjacent to the property, which will be hidden by the new building and landscaping. The residential properties on the east side of Lincoln Avenue will be approximately 75 feet from the front door of the house to the sign across the street. The multi-family building to the south and park visitors will be able to see the sign from the adjacent properties, but the sign should not be a nuisance. Finally, the sign's illumination must conform to limits in Article VI of the Urbana Zoning Ordinance. The variance will not cause a nuisance to adjacent property.

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

The variance represents the minimum deviation from the Zoning Ordinance by requesting a freestanding commercial sign in a district that does not allow freestanding signs.

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 a freestanding commercial sign 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. The variance does not serve as a special privilege to the property owner, as there are non-residential and non-institutional uses allowed in the R-5 zone, but signs for those non-residential and non-institutional uses are not allowed; and
5. The property owner did not deliberately create this situation, as the Zoning Ordinance allows non-residential and non-institutional uses, and not signs for non-residential and non-institutional uses; and
6. The variance will not alter the essential character of the neighborhood, as the proposed use is located near two medical campuses and commercial, institutional, and residential properties with freestanding signs; and
7. The variance will not create a nuisance, as it will be difficult to see the sign from many adjacent property owners and will conform to light level limitations specified by the Zoning Ordinance; and
8. The variance represent the minimum deviation necessary from the zoning ordinance, as the variance would only allow a freestanding commercial sign in a district that does not allow a freestanding commercial sign.

Options

The Zoning Board of Appeals has the following options in case ZBA-2019-MAJ-12:

1. Forward the Major Variance request to City Council with a recommendation to approve the variance as requested, based on the findings outlined in this memorandum; or
2. Forward the Major Variance to City Council with a recommendation to approve the variance with certain terms and conditions, and if so, articulate all terms, conditions, and findings; or
3. Deny the Major Variance request, and if so, articulate findings supporting the denial.

Staff Recommendation

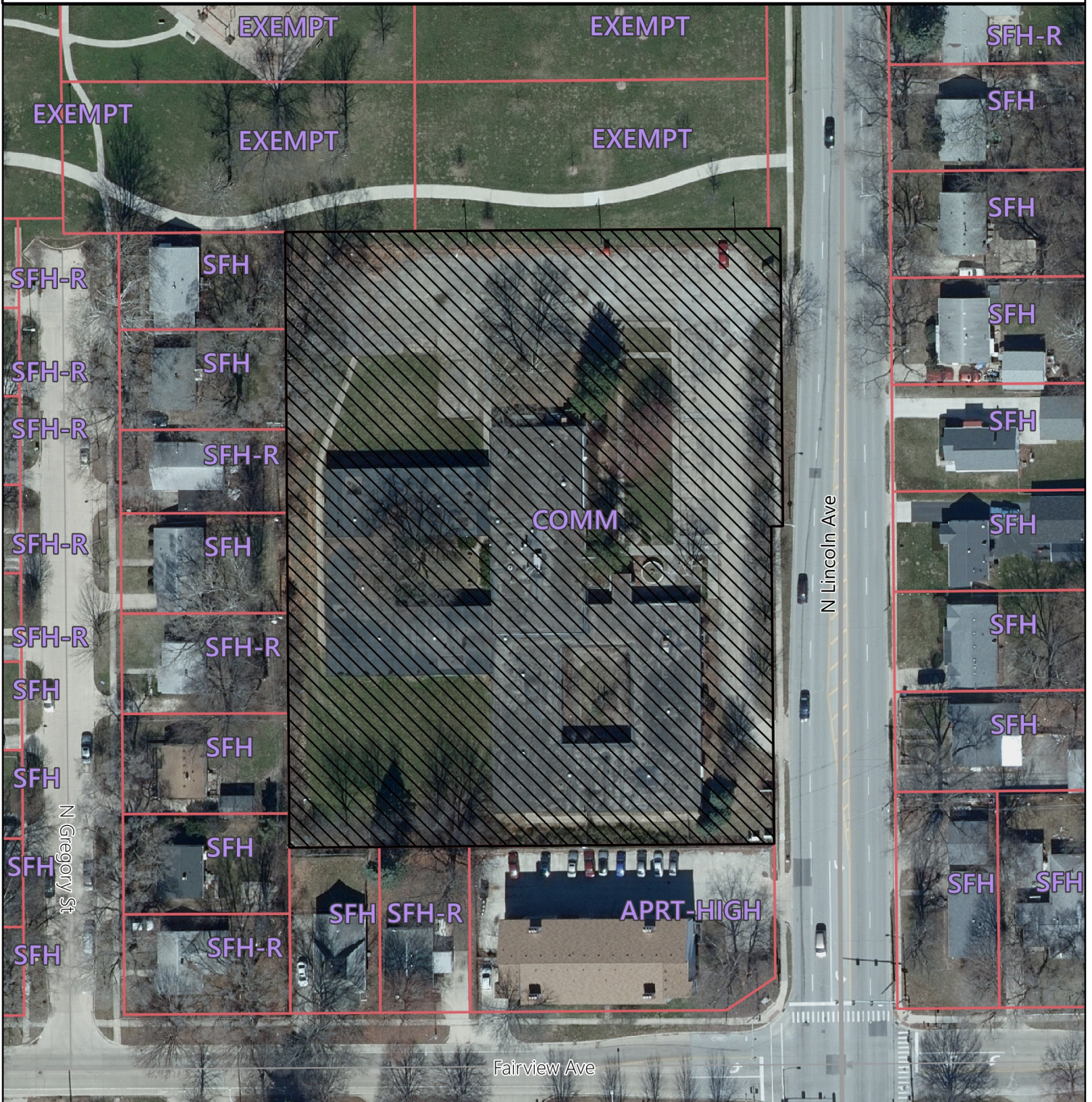
Staff recommends that the Zoning Board of Appeals recommend **APPROVAL** of a Major Variance to City Council with the following conditions:

1. That the petitioner dedicates right-of-way as illustrated in Exhibit G.
2. That the sign generally conforms to the sign plan in Exhibit E, and that it is set back at least eight (8) feet from the property line.

Exhibits: A: Land Use Map
 B: Current Zoning Map
 C: Future Land Use Map
 D: Site Plan for Plasma Collection Facility
 E: Freestanding Sign from KEDPLASMA (Atlanta, GA)
 F: Freestanding Signs of the Lincoln Avenue Corridor
 G: Legal Description of ROW and Dedication Map
 H: Application for a Major Variance

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

Exhibit A - Location & Existing Land Use Map



Case No. ZBA-2019-MAJ-12
Subject Plasma Facility Freestanding Sign
Location 907 N. Lincoln Ave.
Petitioner Stough Real Estate Holdings, LLC

Community Development Services Department

Legend

 Subject Property

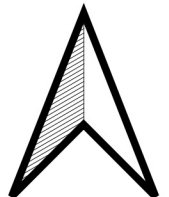






Exhibit B - Zoning Map



Case No. ZBA-2019-MAJ-12
Subject Plasma Facility Freestanding Sign
Location 907 N. Lincoln Ave.
Petitioner Stough Real Estate Holdings, LLC

Community Development Services Department

Legend

-  Subject Property
-  R-2
-  R-5
-  CRE

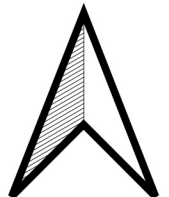


Exhibit C - Future Land Use Map

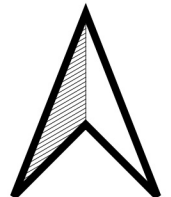


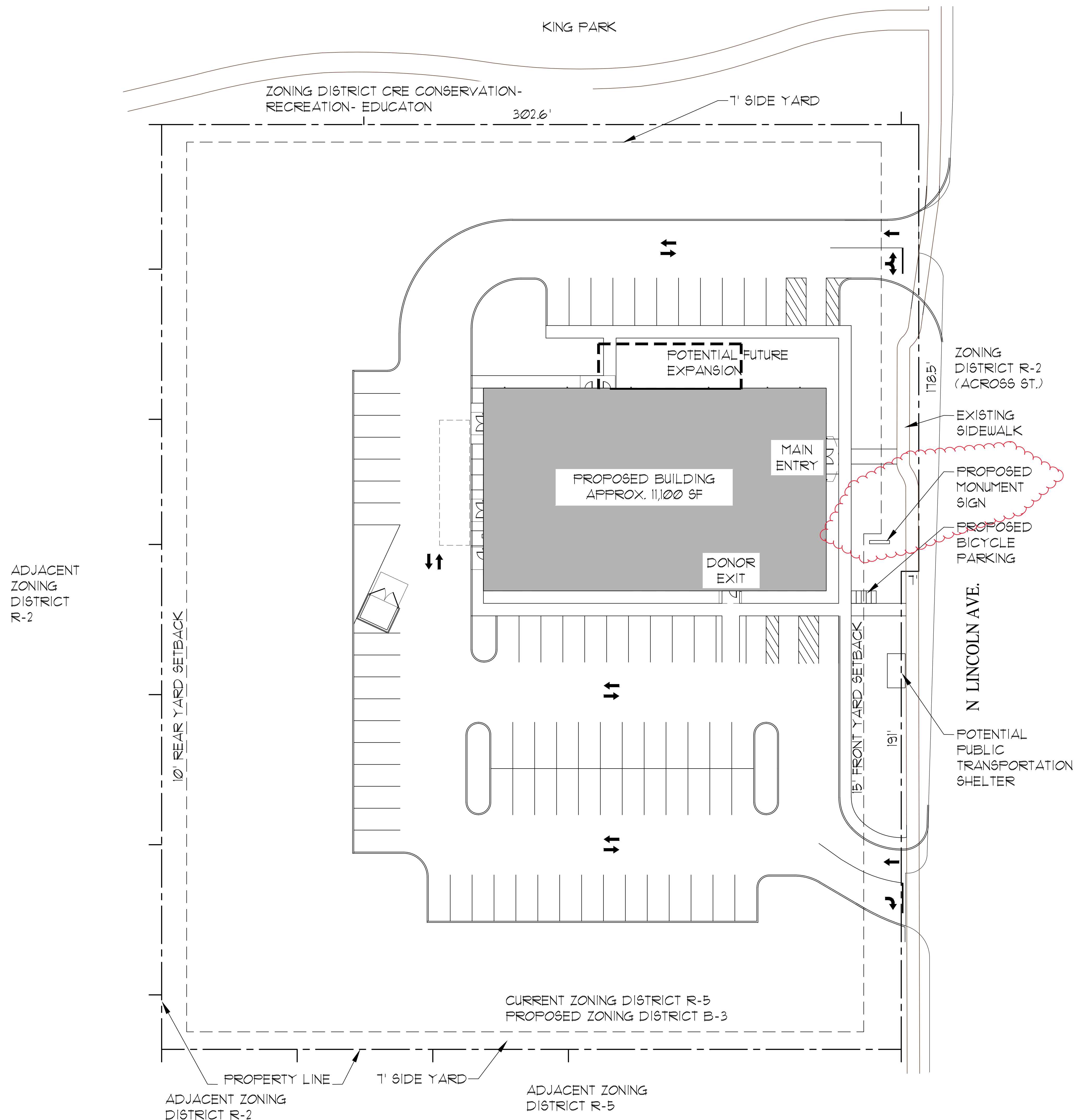
Case No. ZBA-2019-MAJ-12
Subject Plasma Facility Freestanding Sign
Location 907 N. Lincoln Ave.
Petitioner Stough Real Estate Holdings, LLC

Community Development Services Department

Legend

-  Subject Property
- Future Land Use**
-  Community Business
-  Park
-  Residential





ADJACENT ZONING DISTRICT R-2

PARKING NOTES

45 SPACES REQUIRED
5 BICYCLE SPACES REQUIRED

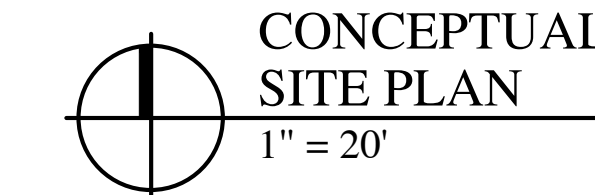
81 SPACES @ 8'-9" X 18'-6"
PROVIDED W/ 24' DRIVE AISLES

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



KEDPLASMA

11,100 SF, 42 BEDS
907 N LINCOLN AVE.
URBANA, IL 61801

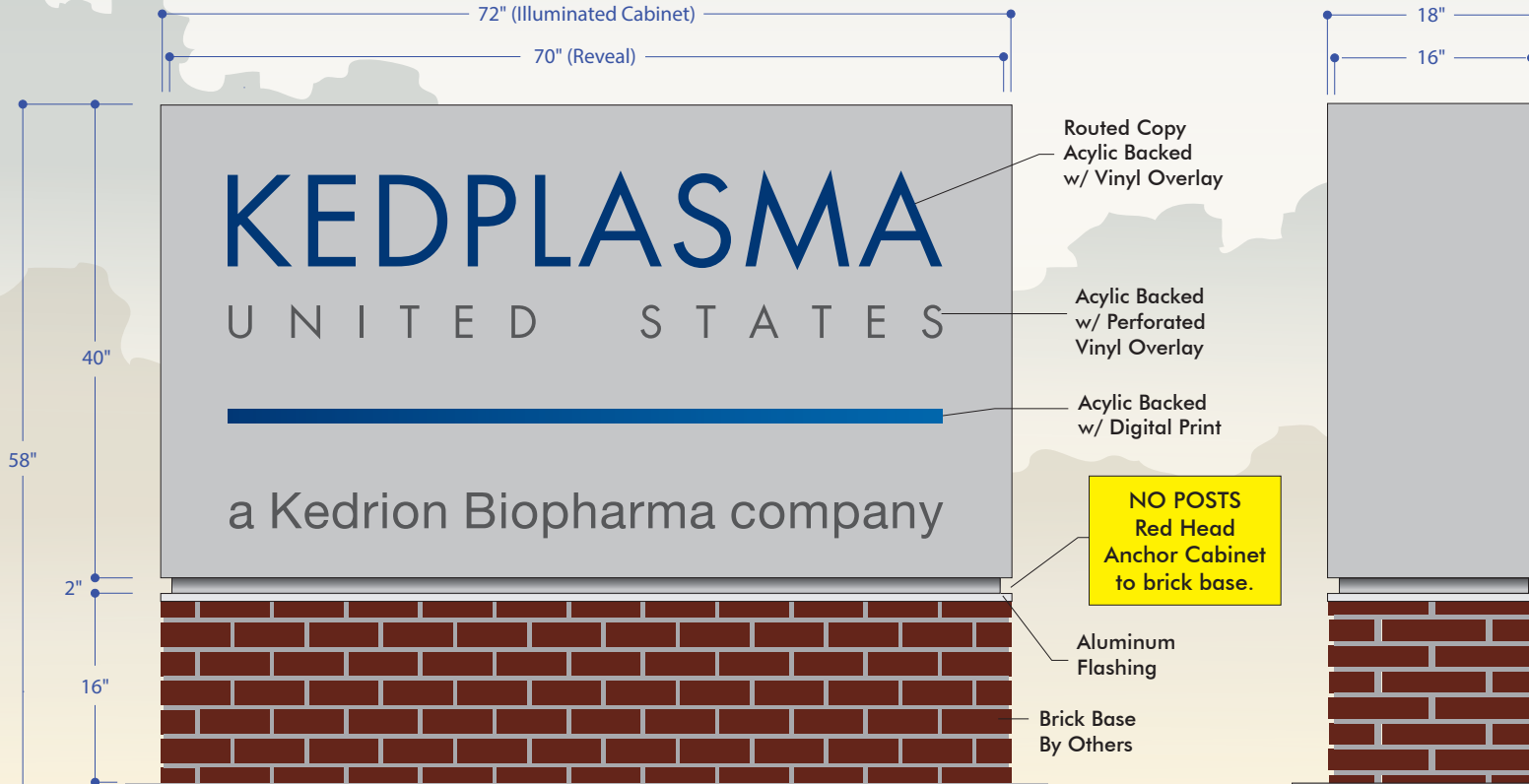


CONCEPT

QTY 1 - DF
 Illuminated Monument Sign: Routed Copy and Acrylic Backed
 Scale: 3/4" = 1'

Exhibit E

QTY 1 - D/F



Routed Copy
 Acrylic Backed
 w/ Vinyl Overlay

Acrylic Backed
 w/ Perforated
 Vinyl Overlay

Acrylic Backed
 w/ Digital Print

**NO POSTS
 Red Head
 Anchor Cabinet
 to brick base.**

Aluminum
 Flashing

Brick Base
 By Others

SIGN TYPE
QTY. 1 - SF

• Illuminated Monument Sign: Aluminum Construction, Routed Copy and Acrylic Backed

Scale: NTS

Install P/U Ship Deliver

Color Specifications:

- C-1 3M 3630-36 Trans. (PMS 281C)
- C-2 PMS Cool Grey 11C
- C-3 MP#33172 (Silver Surfer Metallic)
- C-4 Digital Print (Fade Bar)
- C-5 PMS 281C (Address Numbers)

(PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.)



www.diversified-signs.com

1123 James Harvey Rd.
 P.O. Box 1087
 York, SC 29745
 Phone : 803.628.1121
 Fax : 803.628.1109

DATE:
1/11/2018

PROJECT:
Stough Goup
Exterior Signage
Atlanta, GA

CONTACT:
Michael Paul

DESIGNER:
Lee Yarbrough

Conceptual
 Revisions
 Final Production

STOP PLEASE NOTE
 This drawing must be returned signed & dated for approval to release to production. Any delay will result in delayed production time. D&S does not assume responsibility for errors of any kind in regards to approved artwork after being produced, so please inspect this representation thoroughly to insure that all the following are correct: color, spelling, SF/DF, layout.

Installation Instructions Included on Drawing



ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

This sign is constructed to be suitable for the following environmental condition

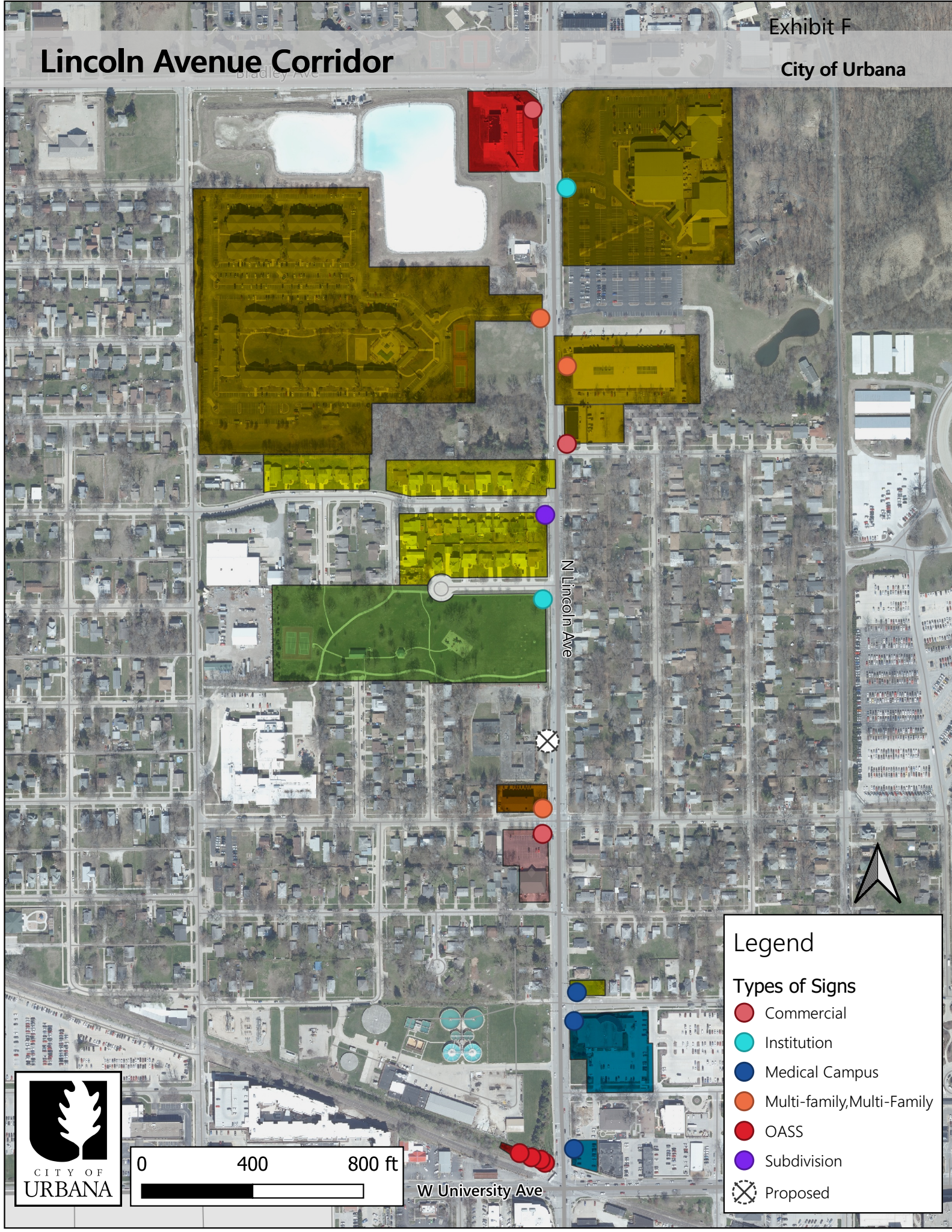
Wet	Damp	Dry
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE CONTENTS OF THIS DRAWING & ALL DESIGN ELEMENTS ARE THE PROPERTY OF DIVERSIFIED SIGNS, INC. THEY ARE NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM DIVERSIFIED SIGNS, INC. ALL SUCH ACTIONS ARE PROHIBITED BY LAW.
 © 2014 ALL RIGHTS RESERVED

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

Lincoln Avenue Corridor

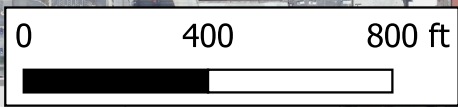
City of Urbana



Legend

Types of Signs

- Commercial
- Institution
- Medical Campus
- Multi-family, Multi-Family
- OASS
- Subdivision
- X Proposed



W University Ave

STATE OF ILLINOIS
COUNTY OF CHAMPAIGN
CITY OF URBANA

DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES

THIS INDENTURE WITNESSETH, that the Grantor(s), Kelly D. Dillard, for and in consideration of the benefits resulting from the construction and maintenance of the public roadway herein referred to, and other good and valuable consideration, does by these presents, hereby grant, convey and dedicate to The City of Urbana, Illinois, a municipal corporation, for the purpose of a public right of way for public road purposes, a tract of land situated in the County of Champaign and State of Illinois, and described as follows:

A part of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

The East 7.00 feet of even width of the following described tract:

Beginning 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 ¼ of the Northeast 1/4 of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, County of Champaign and State of 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, all situated in the City of Urbana, County of Champaign, and State of Illinois.

EXCEPT:

The South 191.00 feet thereof.

Said dedication containing 1,246.28 square feet (0.029 acres), more or less, all situated in the City of Urbana, Champaign County, Illinois, and being as shown by a plat hereto attached and considered a part hereof.

And the Grantor(s) and Grantee further, as a part of this dedication, agree that any City officials having authority as to public roadways, and its representatives, engineers, agents, contractors and employees are hereby authorized to enter into and take full and complete possession of the said tract;

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this _____ day of _____, 2020.

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ and _____ personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as _____ and _____, they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2020

Notary Public

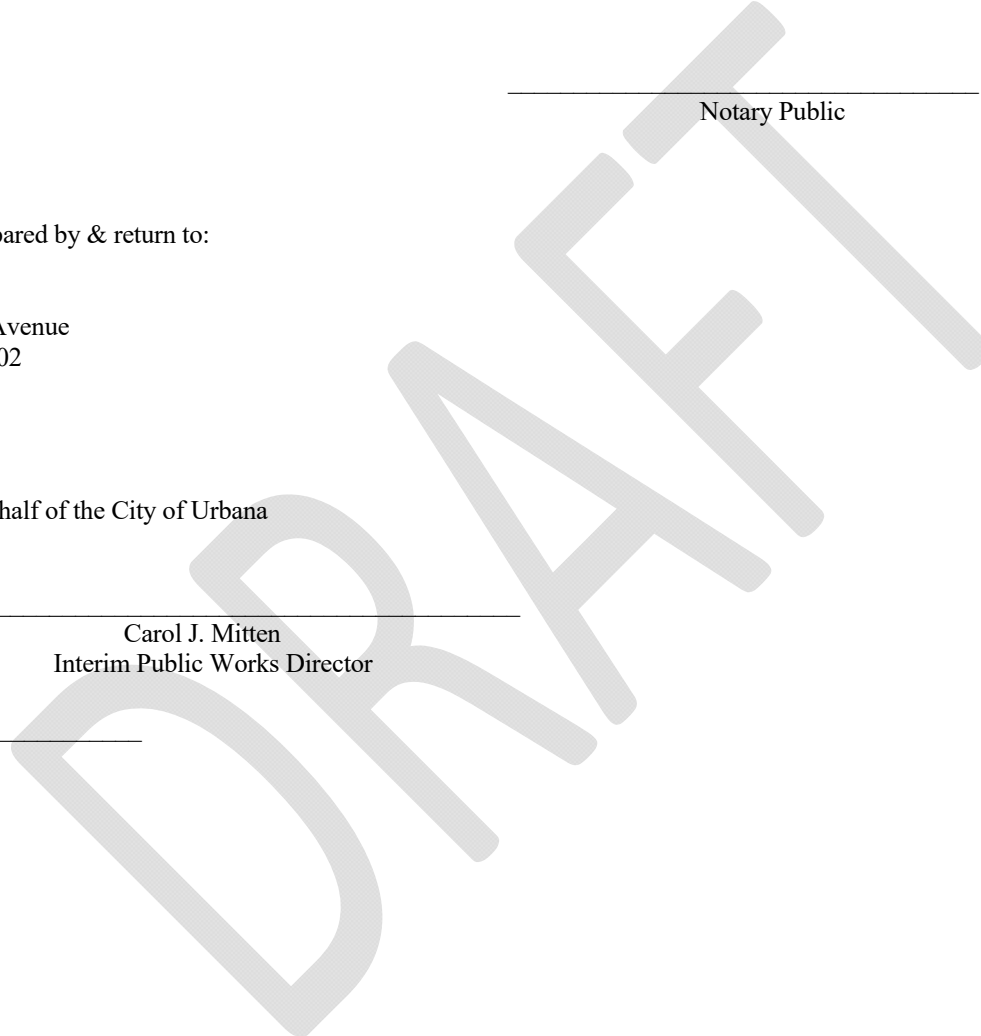
Dedication prepared by & return to:

Dan Rothermel
706 S. Glover Avenue
Urbana, IL 61802

Accepted on behalf of the City of Urbana

BY: _____
 Carol J. Mitten
 Interim Public Works Director

DATE: _____



Scale: 1" = 40'

NE Corner, SE 1/4,
NE 1/4, Section 7

Lincoln Avenue

Proposed ROW dedication
Area = 1,246.28 S.F.
(0.029 Acres)

East Line, NE 1/4,
Section 7

Proposed westerly ROW
line of Lincoln Avenue

907 N. Lincoln Avenue
PIN: 92-21-07-282-021

Existing westerly ROW
line of Lincoln Avenue

Right of Way dedicated
by document recorded
as Document No. 94R22196
in Book 2140 at page 89

Fairview Avenue





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. ZBA-2019-MAJ-12
 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*)

Monument Sign _____ 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: **5138420240**
 Address (street/city/state/zip code): **1128 Main Street, Cincinnati, Ohio 45202**
 Email Address: **sstough@stoughgroup.com**
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Contract Buyer**

2. OWNER INFORMATION

Name of Owner(s): **Kelly D. Dillard** Phone: **217.840.3120**
 Address (street/city/state/zip code): **700 CR 2175 N. Champaign, Illinois 61822**
 Email Address: **kelly@digitexcavation.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, Illinois 61801**
 PIN # of Location: **91-21-07-282-021**
 Lot Size: **2.57 Acres**

Current Zoning Designation: **R-5**

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 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.

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 Falls Park Drive, Suite 601, Greenville, South Carolina 29601**

Email Address: **jconnelly@brittpeters.com**

Name of Surveyor(s): **Gina Fuhrmann - Fuhrmann Engineering**

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 monument signage. Applicant has obtained approval for a special use to allow a commercial Plasma Collection Facility on the subject parcel. Applicant intends to retain, install and maintain significant landscaping on the parcel, including retaining substantial 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 uses and variances) of the Zoning Ordinance. Applicant's proposed signage is relatively modest and within norms of similar businesses.

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

Applicant's proposed signage is relatively modest and will be installed as a street level monument, readily visible from travelers on and along Lincoln Avenue, but not obtrusive from a distance 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 City of Urbana 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.

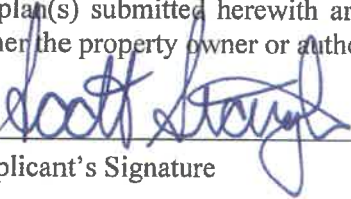
Yes. Applicant proposes a relatively modest sign appropriate for business recognition purposes, but as stated above, to be installed at street level, readily visible from and along Lincoln Avenue, but not obtrusive from even a relatively short distance. A PowerPoint presentation is attached that includes images of other Applicant developments constructed for the intended tenant of the subject parcel, and showing monument 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

12/16/2019

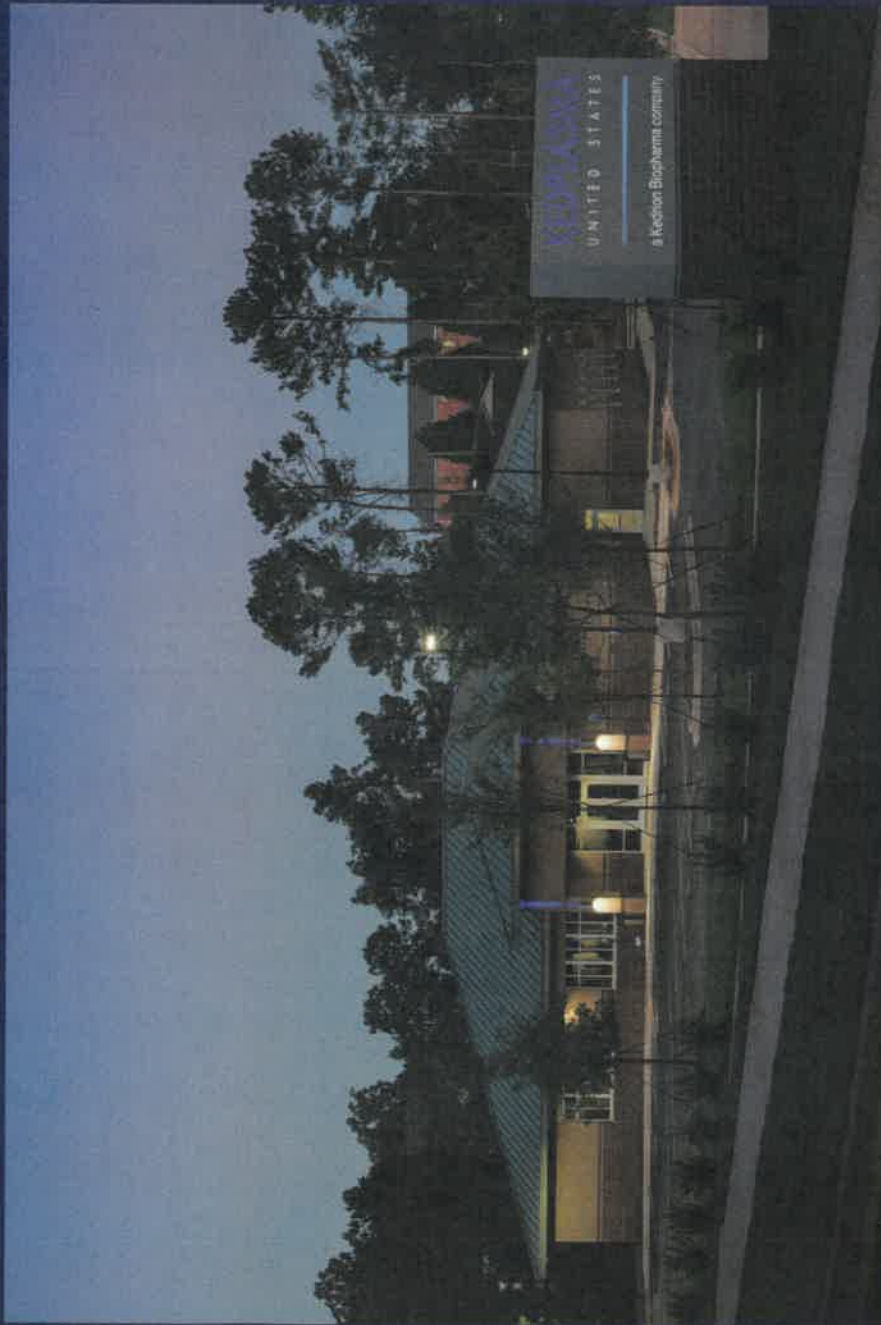
Date

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

TUCKER,
GA

<https://vimeo.com/252393964>



STOUGH GROUP

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
 - RHOGAM 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

KEDPLASMA
ONLY AT WEST
a Ketchum Building Materials Company

Project Team Directory:

Architect & Site Planner: Scott King – Casler Design Group, Inc.
10805 Indeco Drive
Blue Ash, Ohio 45241
(513) 562-2652
sking@caslerdesign.com

Project Engineer: John A. Connelly – Britt, Peters & Associates, Inc.
101 Falls Park Drive, Suite 601
Greenville, SC 29601
(864) 271-8869 ex.221
Jconnelly@brittpeters.com

Surveyor & Geotechnical Engineer: Gina Fuhrmann – Fuhrmann Engineering
1401 Regency Drive East, Suite B
Savoy, IL 61874
(217) 971-5577