



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Lily Wilcock, Planner I
DATE: November 15, 2019
SUBJECT: **Plan Case 2392-SU-19:** A request by Stough Real Estate Holdings, LLC for a Special Use Permit to allow a Medical Clinic (Plasma Collection Facility) at 907 North Lincoln Avenue.

Introduction

Stough Real Estate Holdings, LLC has applied for a Special Use Permit to allow a Plasma Collection Facility at 907 North Lincoln Avenue. Plasma Collection Facilities are not specifically listed in Table V-1, Table of Uses in the Zoning Ordinance. They are most closely related to Medical Clinics, which are allowed with a Special Use Permit in the R-5, Medium-High Density Multiple-Family Residential zoning district. A related request to rezone the property from R-5 to B-3, General Business, was unnecessary for the proposed use and has been withdrawn.

The Plan Commission should review the Special Use Permit application and criteria and make a recommendation to City Council to approve or deny the request. The Urbana City Council will make the final decision on the request for a Special Use Permit.

Description of the Site and Surrounding Properties

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- to 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).

Direction	Zoning	Existing Land Use
Site	R-5, Medium-High Density Multiple-Family Residential	Vacant
North	CRE, Conservation-Recreation-Education	Public Park (King Park)
East	R-2, Single-Family Residential	Single Family Homes
South	R-5, Medium-High Density Multiple-Family Residential	Apartments
West	R-2, Single-Family Residential	Single Family Homes

The Comprehensive Plan identifies the site’s future land use as “Community Business.” Community Businesses...

“... are designed to serve the overall community as well as the immediate neighborhood but are less intense than regional commercial centers. Located along principal arterial routes or at major intersections. Community Business centers contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods. Encourage planned-unit developments to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.”

Background

Site History

From 1960’s to 2011, the site was used as a senior care facility. When the facility was first established, it was rezoned from single-family residential to multi-family residential. In 2012, the site 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. They specialize in building plasma collection facilities.

Proposed Use and Site Plan

The proposed use of the site is a single-story, 11,100 ft² medical building. KEDPLASMA USA would be the tenant for the Stough Group property. The facility would have 42 plasma donation beds, 25 to 30 staff at any one time, and 50 to 60 total staff. Stough Group anticipates that, on average, 140 to 150 people would donate plasma per day. Many KEDPLASMA facilities are open 7 a.m. to 7 p.m., so there would be roughly 12 people arriving per hour, on average, with a maximum of 42 people donating at any one time. Delivery traffic will be minimal, with one plasma pick-up per month and

one delivery of medical supplies every two weeks. Pick-ups would be done using a full-size semi-trailer, while deliveries would be done in smaller trucks.

Exhibit E contains a preliminary site plan. In it, the existing driveways would remain for automobile access. The building's main entrance is on the east side of the building, close to Lincoln Avenue, with a path connecting the entrance to the sidewalk. Bike parking is near the southeast corner of the building and is connected to the sidewalk as well.

The plan includes parking for 81 cars. Based on the proposed use, the Zoning Ordinance requires one car parking space per 250 square feet of building, which is one of the highest rates required for any use in Urbana. Based on the building size, 45 parking spaces are required. The applicant has stated they will have 25-30 employees and 140-150 people donating plasma per day (12 per hour on average). Staff feels that 81 parking spaces is excessive based on these numbers, and adding so much parking could be detrimental to the character of the neighborhood.

The site plan shows that the building has a relatively small footprint on the overall 2.6-acre site, with parking and access drives around it covering roughly one-third of the site. The proposed development is similar to auto-oriented businesses located further north on Lincoln Avenue, along University Avenue, and along Cunningham Avenue, which all tend to be away from downtown and the University of Illinois campus, and outside of neighborhoods.¹ Given the location (in a neighborhood, relatively close to campus), a more compact site plan, with less parking, would be more appropriate.



Figure 1 – Lot Coverage for 907 N. Lincoln Ave. (as proposed)

	Proposed Site	Cracker Barrel	Renner-Wikoff Chapel
Size	2.7 acres	3.2 acres	2.4 acres
Lot Coverage – Building	15%	10%	15%
Lot Coverage – Parking	35%	55%	50%
Lot Coverage – Open Space	50%	35%	35%

The proposed site is well-served by transit, and while Lincoln Avenue is not the most pleasant street to walk or bike down, the site is located in a neighborhood where it is fairly easy for people to walk and bike. This makes it a convenient location for neighborhood-serving businesses.

While landscaping is not shown on the preliminary site plan, the final development, if approved, must conform to the landscaping and screening requirements of the Urbana Zoning Ordinance. Staff recommends that a landscape plan be submitted and adhered to as a condition of the Special Use Permit.

¹ Some examples of other locations in Urbana that have a similar development pattern include Aldi (East University Avenue), Renner-Wikoff Chapel (Philo Road), and Cracker Barrel (Kenyon Road).

Neighborhood Meeting

A neighborhood meeting took place on November 13, 2019, at the Martin Luther King, Jr. Elementary School. The meeting had four attendees. They asked questions about the size of the parking area, how many plasma facilities exist in the area, employment, how traffic would move to and from the site, and other general information about KEDPLASMA facilities Stough Real Estate Holdings has developed.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The property is along a major arterial road less than two miles from an I-74 highway interchange, is a half-mile from the University of Illinois at Urbana-Champaign campus, and within a half-mile of the site there are approximately 800 residences. The location is well-served by transit, good bicycle infrastructure, and is within walking distance to Crystal Lake Park, the University of Illinois, Downtown Urbana, and the Carle Foundation and OSF hospital campuses. The property is in a prime location to serve many communities, but the auto-oriented style of development may make it more difficult for people to walk and bike to the proposed development. People who are not driving or taking transit to the site will likely have to cross grass and parking lots to get there. In addition, the proposed site plan makes no attempt to connect to King Park and its existing network of paths that could make it much more convenient to access the site from the north and the west.

The applicant indicated to staff that they are interested in building a bus shelter or pad on Lincoln Avenue in front of the proposed building, and they have reached out to C-U MTD to discuss that possibility.

Staff feels that the use is generally conducive to the public convenience, but that the site plan could be amended to better connect to and fit in with the surrounding neighborhood. The Comprehensive Plan encourages shared parking, minimized access drives, and enhanced landscaping to ease the transition between intensity of land use.

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 use is compatible with the size and traffic of Lincoln Avenue and is similar to other nearby medical and related uses. The future land use for the area is identified as Community Business, which calls for development that is compatible with the surrounding neighborhood, and that is accessible to people walking, biking, and taking transit, in addition to those arriving by car. The site plan makes some accommodations for transit riders, with an area identified for a potential bus shelter, and it places the building close to Lincoln Avenue to make it more accessible to people walking to the site. However, the plan does little else to connect the site to the surrounding

neighborhood, and the parking lot dominates the majority of the site, which will do little to enhance the area.

The commercial intensity of the proposed use may be minimal, with an anticipated 140-150 customers a day (or 12 customers per hour), and may be less disruptive to the neighboring residential area than other, more intense commercial development of the site. However, the Comprehensive Plan identified the entire site for future business use, so in this case a less developed commercial area may be detrimental by limiting development possibilities that could better serve the neighborhood in the future.¹ On the other hand, the site held a vacant building for many years and is now a vacant lot; some development, like the current proposal, is likely less detrimental to the public than if the lot were to remain vacant.

Staff feels that this location has commercial potential beyond the current proposal, which would limit the potential for future neighborhood-serving businesses on the site, as called for in the Comprehensive Plan. However, staff finds that the proposal is not likely to be injurious or detrimental to the public welfare, as leaving the site vacant would likely be more harmful to the neighborhood.

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 R-5, Medium-High Density Multiple-Family Residential is mainly designed to be residential in character. However, Medical Clinics are allowed in the zone with a Special Use Permit. The proposed site plan adheres to all development regulations in the R-5 zoning district.

Staff finds that the proposal generally conforms to the regulations, standards, and character of the R-5 district.

The Plan Commission shall determine whether the reasons set forth in the applications, and the evidence adduced during the public hearing, justify the granting of the Special Use Permits, and whether the proposed uses 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 Plan Commission shall make a recommendation to the City Council for or against the proposed special uses, and may also recommend such additional conditions and requirements on the operation of the proposed uses 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 uses;
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, minimum yards, and maximum height of buildings and structures;

¹ It should be noted that most commercial uses of the site would require a rezoning and a public hearing.

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;
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Since the Plan Commission can regulate the design and location of parking areas per #5 above, staff recommends a condition that will limit the amount of parking that the applicant can build.

Summary of Staff Findings

1. Stough Group Real Estate Holding, LLC requests a Special Use Permit to establish a medical clinic at 907 North Lincoln Avenue in the R-5, Medium-High Density Multiple-Family Residential.
2. The proposed use is generally conducive to the public convenience at this location, as it is located in an area with close proximity to the University of Illinois, I-74, and is on a high traffic road.
3. The proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located, as leaving the site vacant would likely be more harmful to the neighborhood.
4. The proposed use conforms to the regulations and standards of, and preserves the essential character of the R-5, Medium-High Density Multiple-Family Residential zoning district in which it shall be located, as it is an allowed use in this district with the approval of a Special Use Permit.

Options

The Plan Commission has the following options for recommendations to the City Council in Case No. 2392-SU-19:

1. Recommend approval of the Special Use Permit with no 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 Zoning Ordinance.
3. Recommend denial of the Special Use Permit.

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 Plan Commission make a recommendation to City Council to **APPROVE** the Special Use Permit with the following condition:

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. The use generally conforms to the site plan submitted in the application, except that no more than 60 parking spaces be installed. If, after one year of operation, Stough Real Estate Holdings, LLC, believes that additional parking is needed, they may provide staff with appropriate documentation and request to install additional parking.
3. That the development shall be constructed in general conformance with the attached Preliminary Site Plan and an approved landscape plan.

Attachments:

Exhibit A: Location and Existing Land Use Map

Exhibit B: Zoning Map

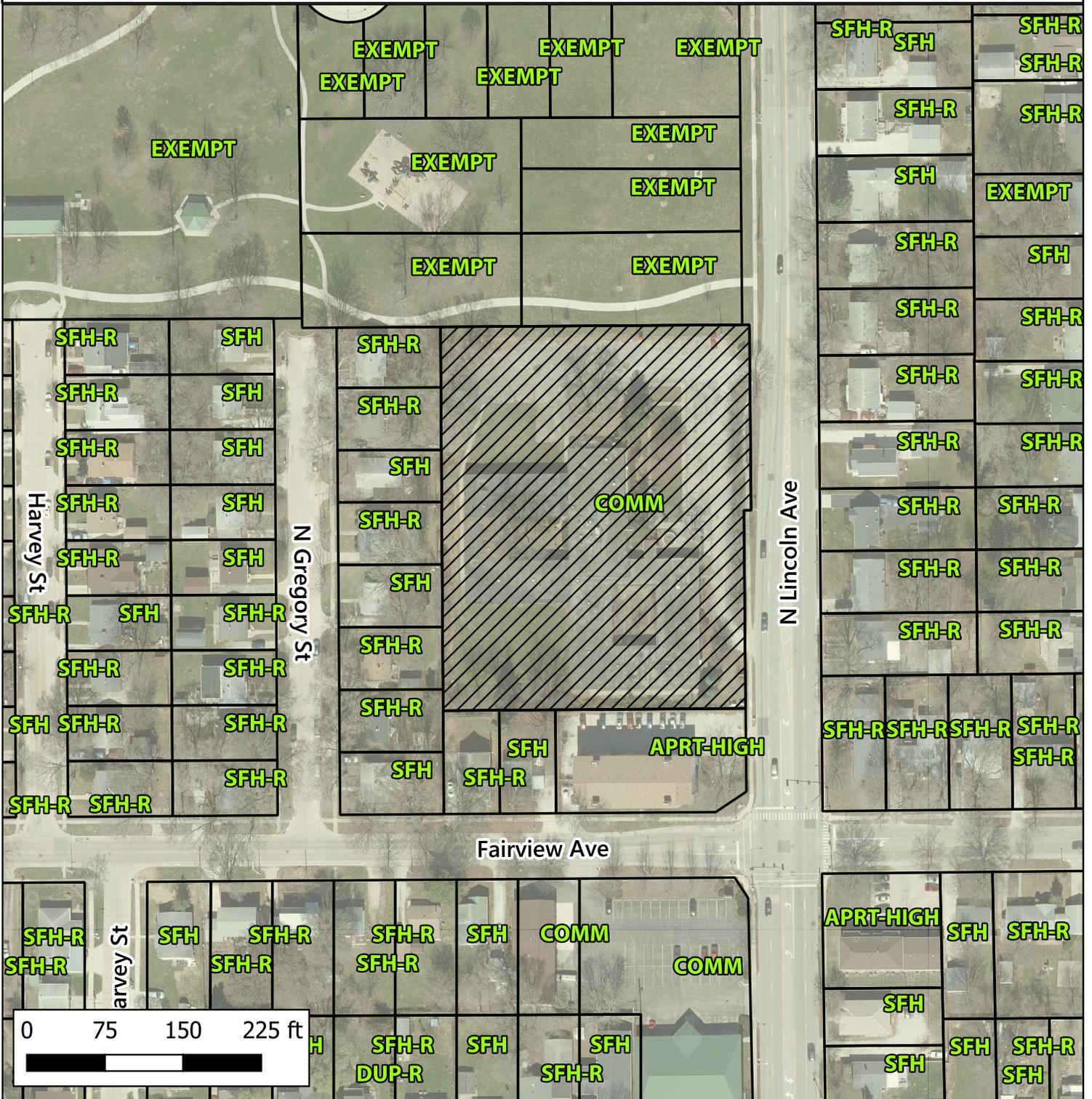
Exhibit C: Future Land Use Map

Exhibit D: Application for Special Use Permit

Exhibit E: Preliminary Site Plan

CC: Matthew Deering, (Meyer Capel)
Stough Real Estate Holdings, LLC

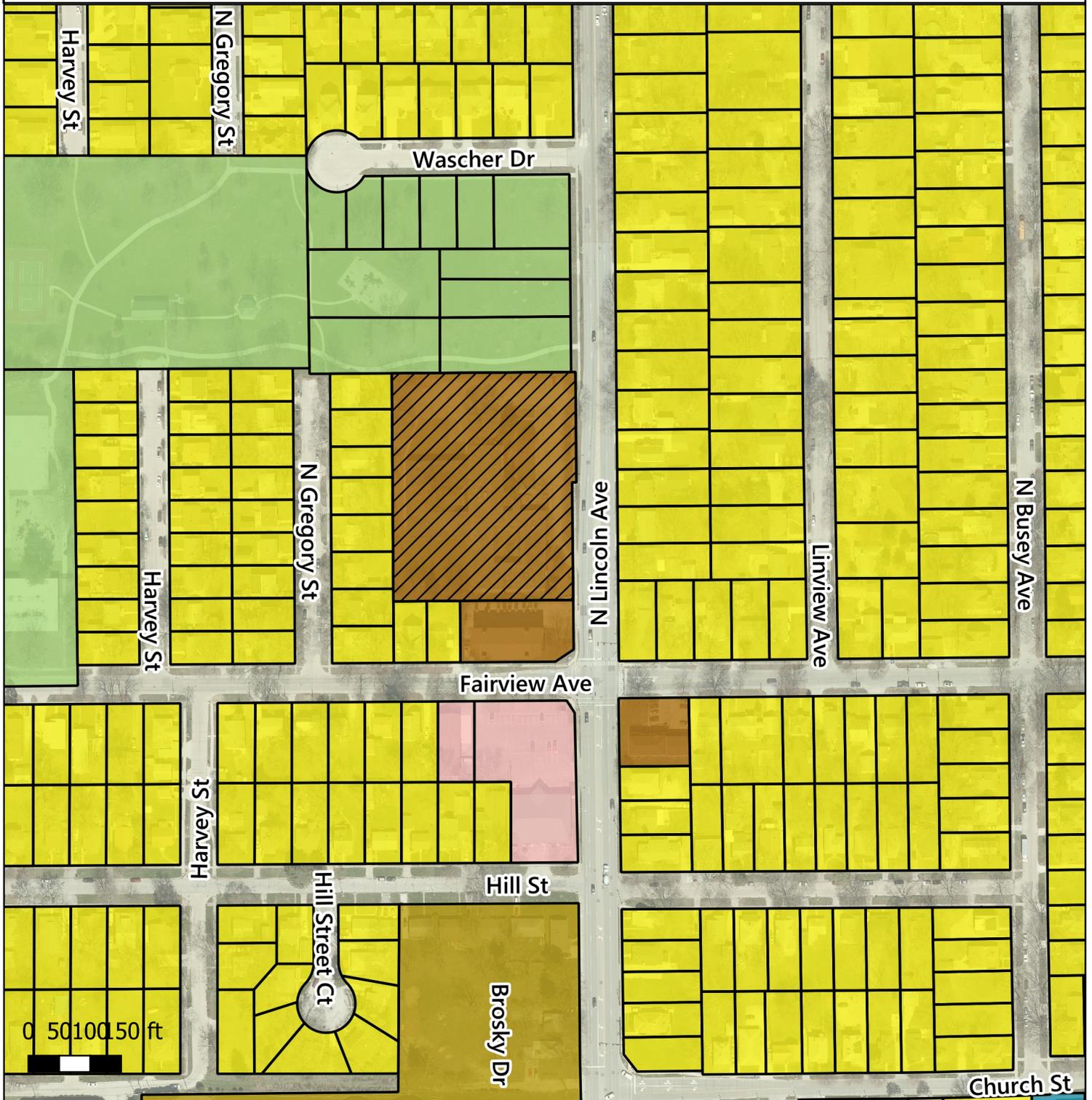
Exhibit A - Location & Existing Land Use Map



Case: 2391-M-19 and 2392-SU-19
 Subject: Plasma Clinic SUP and Rezoning to B-3
 Location: 907 N. Lincoln Ave.
 Petitioner: Stough Real Estate Holdings, LLC



Exhibit B - Zoning Map

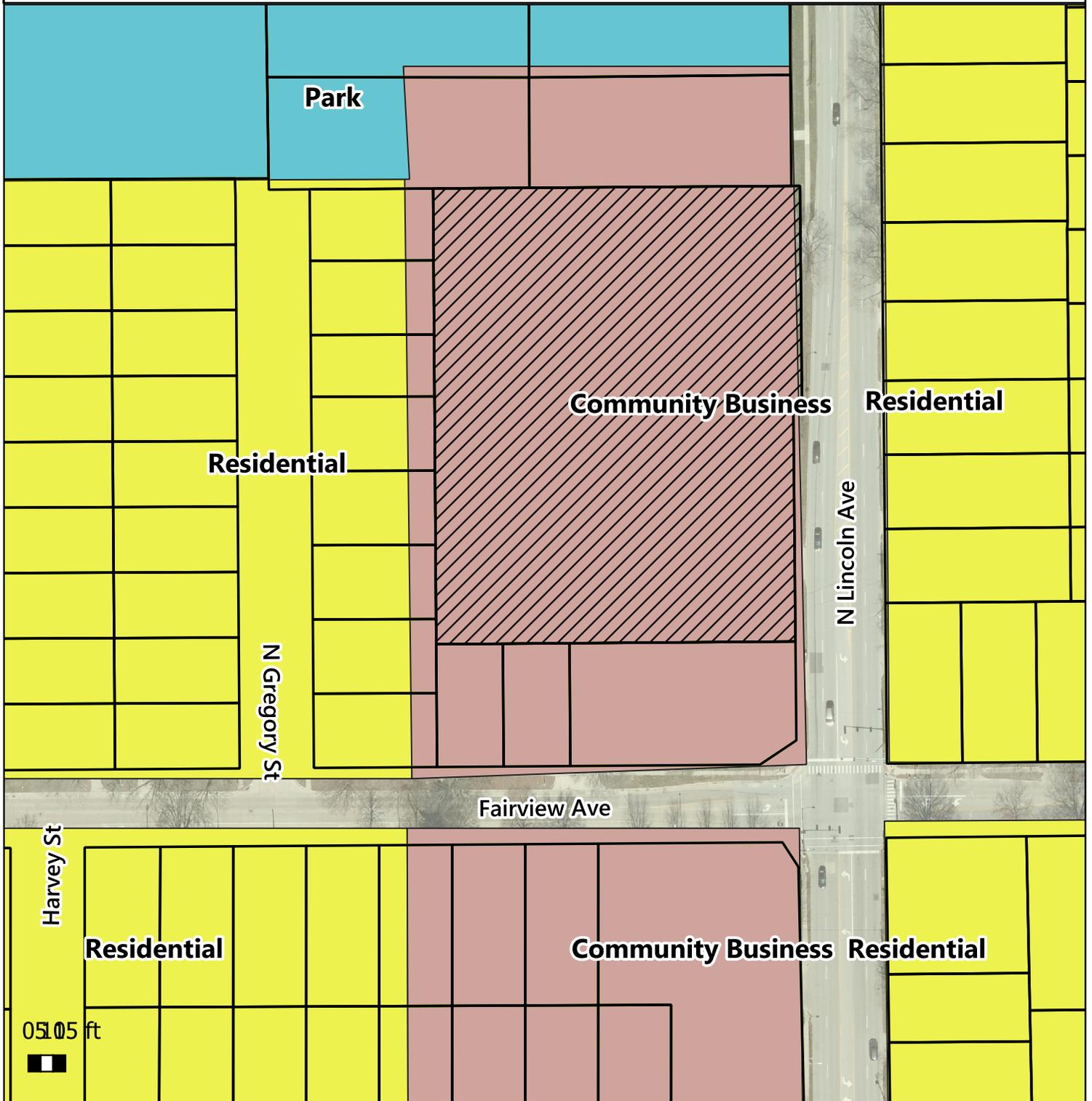


Case: 2391-M-19 and 2392-SU-19
 Subject: Plasma Clinic SUP and Rezoning to B-3
 Location: 907 N. Lincoln Ave.
 Petitioner: Stough Real Estate Holdings, LLC

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



Exhibit C - Future Land Use Map



Case: 2391-M-19 and 2392-SU-19
 Subject: Plasma Collection Facility
 Location: 907 North Lincoln Avenue
 Petitioner: Stough Real Estate Holdings, LLC

-  Subject Property
-  Community Business
-  Park
-  Residential





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.urbanainillinois.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 10-22-2019 Plan Case No. 2392-SU-19
 Fee Paid - Check No. 148965 Amount \$200.00 Date 10-22-2019

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 VII of the Urbana Zoning Ordinance to allow (*Insert proposed use*) plasma collection facility on the property described below.

1. APPLICANT CONTACT INFORMATION

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

2. PROPERTY INFORMATION

Address/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 (Application to amend to B-3 on file)**
 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*):
Please see attachment

3. CONSULTANT INFORMATION

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

Address (*street/city/state/zip code*): 10805 Ideco 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 Fuhmann - Fuhmann 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@meyercafel.com

4. REASONS FOR SPECIAL USE PERMIT

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

Please see attachment

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.

Please see attachment

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.

Please see attachment

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

10/20/19
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

Attachment to Application for Special Use Permit

907 N. Lincoln Avenue, Urbana, Illinois

4. REASONS FOR SPECIAL USE PERMIT

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

The requested Permit will allow for redevelopment of vacant site with an attractive and high quality, but relatively low impact single use commercial building that will be used by petitioner's tenant¹ as a plasma collection center. By way of example, the petitioner intends to redevelop the subject property and construct a building thereon to achieve function and appearance consistent with the buildings depicted in the Stough Group PowerPoint file attached hereto in printed form, and also saved on individual thumb drives via which active links to short videos related to the petitioner, its developments and its tenant may be accessed. Such redevelopment and intended use will at the same time be consistent with the general appearance and transitional nature and varying zoning districts within the N. Lincoln Avenue corridor, and serve the needs of the larger community while complimenting the immediately surrounding neighborhood as it exists today.

Plasma cannot be produced artificially and must therefore be collected. It is obtained only by the generous donation by healthy individuals for the eventual use of others in need. The subject property is near the existing Carle Foundation Hospital and OSF medical campuses, the University of Illinois campus, several multi- and single-family residential neighborhoods and numerous retail businesses, and is also served by multiple bus routes. The proposed collection center at this property will thus be conveniently located for students, professionals and all other sectors of general public interested in donating.

Street access to the proposed center will be dedicated and off of a major arterial street, and will thus not disrupt access to or use of neighboring properties. Further, the redevelopment of now vacant land will enhance the viability of the neighborhood and intended use of N. Lincoln Avenue as a gateway to the City of Urbana and University of Illinois.

- 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 site was previously used as a senior nursing and rehabilitation facility. Since the former use ceased and the building was razed the site located on a primary gateway into the City of Urbana and University of Illinois from Interstate 74 has remained vacant. Other properties along N. Lincoln Avenue have also been rezoned B-3 so as to allow development of complimentary transitional uses along this important corridor. Approval of the requested Permit will allow the petitioner to develop another relatively modest clinic style building and a return a highly visible

¹ KEDPLASMA USA (a subsidiary of Kedrion Biopharma, an international company that produces and distributes plasma derived medial products for use in treating severe diseases, disorders and conditions such as hemophilia and immune system deficiencies)

vacant site to a viable use, while at the same time preserving the integrity of the existing neighborhood of varying business and residential uses.

- 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.

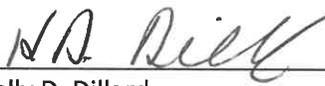
The 2.57 acre site is of sufficient size for the proposed development of a single use modestly sized clinic building, including required parking. The proposed use will complement the transition between single family residential housing, medium to high density residential housing, hospital clinic related business, and retail business all now existing in the blocks immediately and proximately surrounding the site. The site is also served by multiple bus routes. The proposed facility will be conveniently located to serve students, professionals and all other sectors of general public. Street access to the site will be dedicated and off of a major arterial street, and will thus not disrupt access to or use of neighboring properties.

- Additional.

As referenced above, PowerPoint slides are attached to this application in printed form and also submitted on individual thumb drives via which active links to short videos related to the petitioner and its developments may be accessed.

- Subject Property Owner Consent.

The undersigned being the sole owner of the property that is the subject of, hereby consents to the submission of this Application for Special Use Permit by the petitioner.

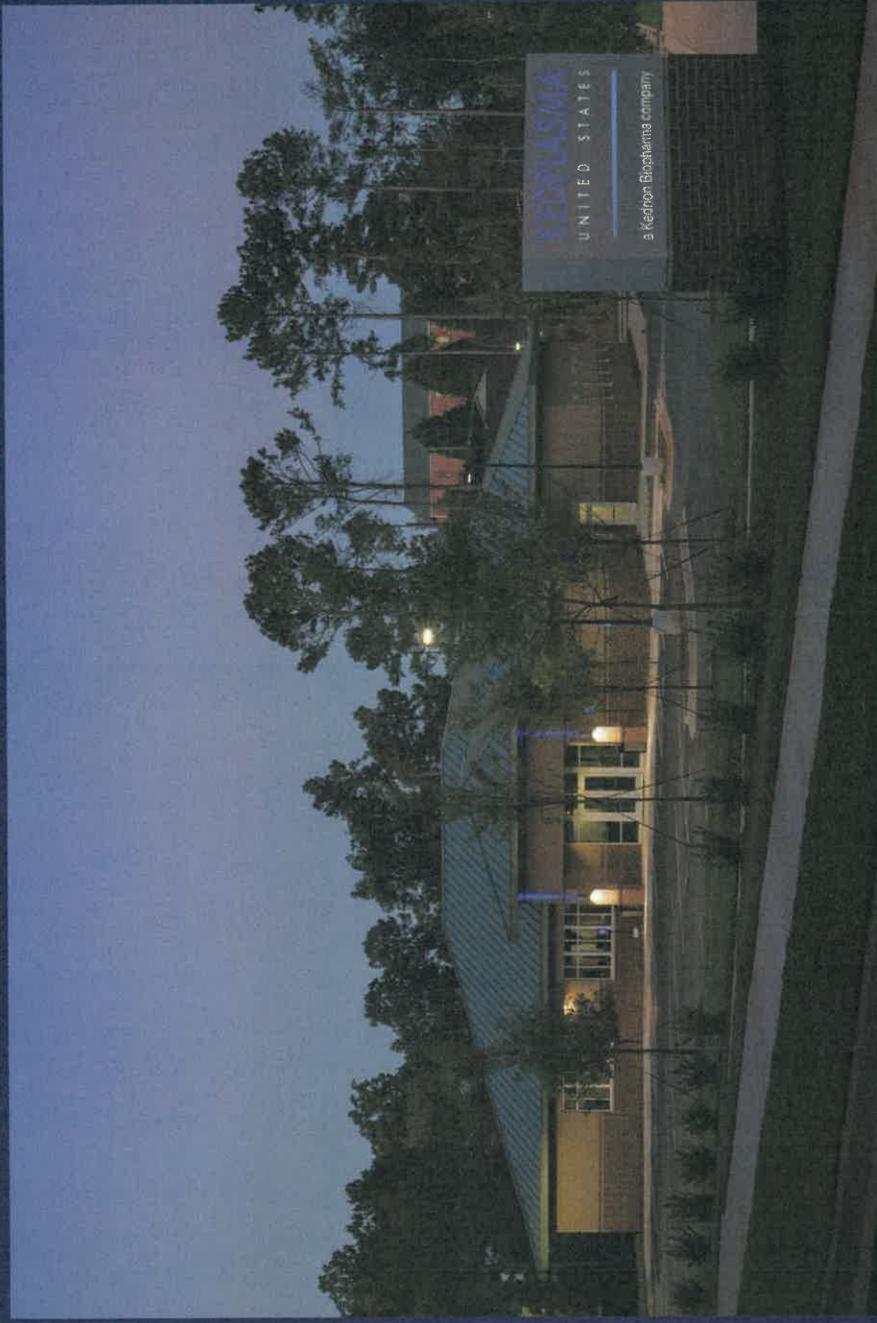
 10-22-19
Kelly D. Dillard Date

STOUGH GROUP



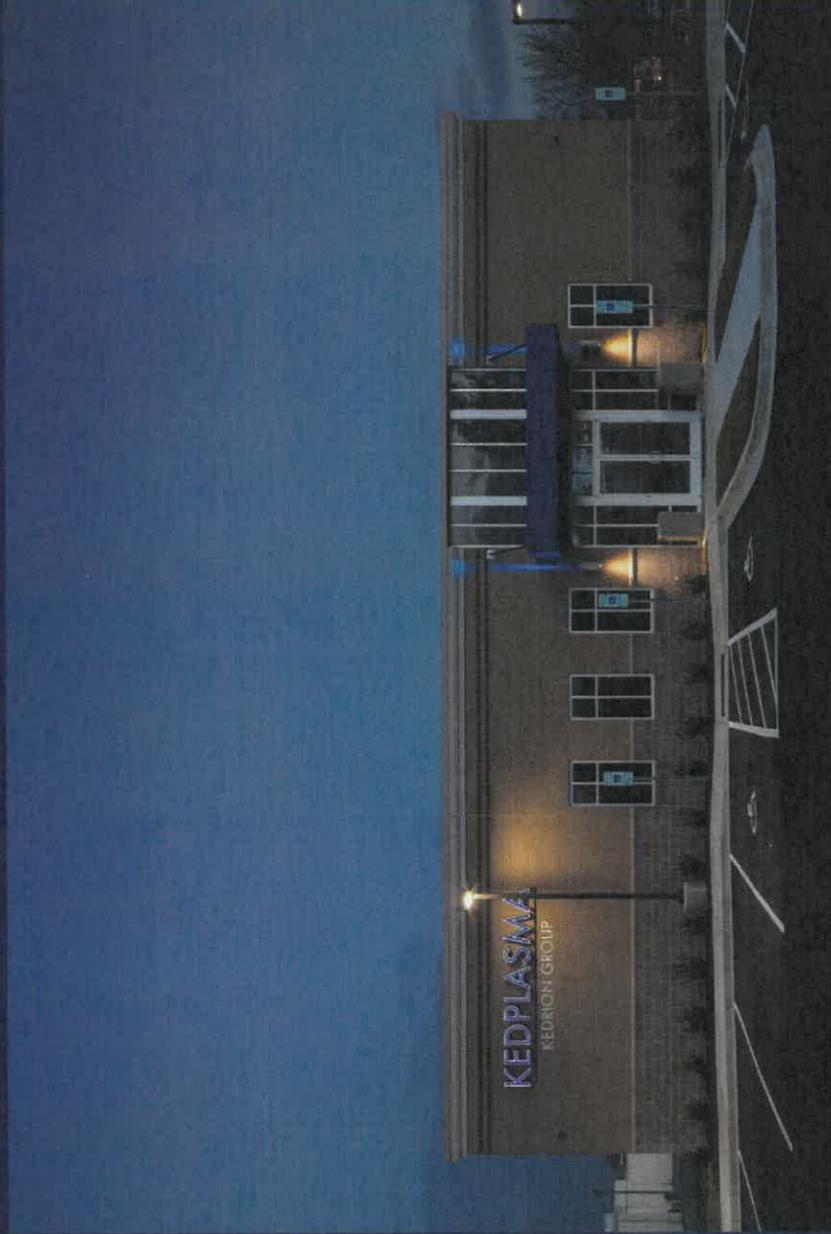
TUCKER,
GA

<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

DONOR AREA



WAITING ROOM
+
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

KEDPLASMA
UNIVERSITY OF ILLINOIS
Kedron Biopharma 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

11.04.19 JOB# 2783 SMK

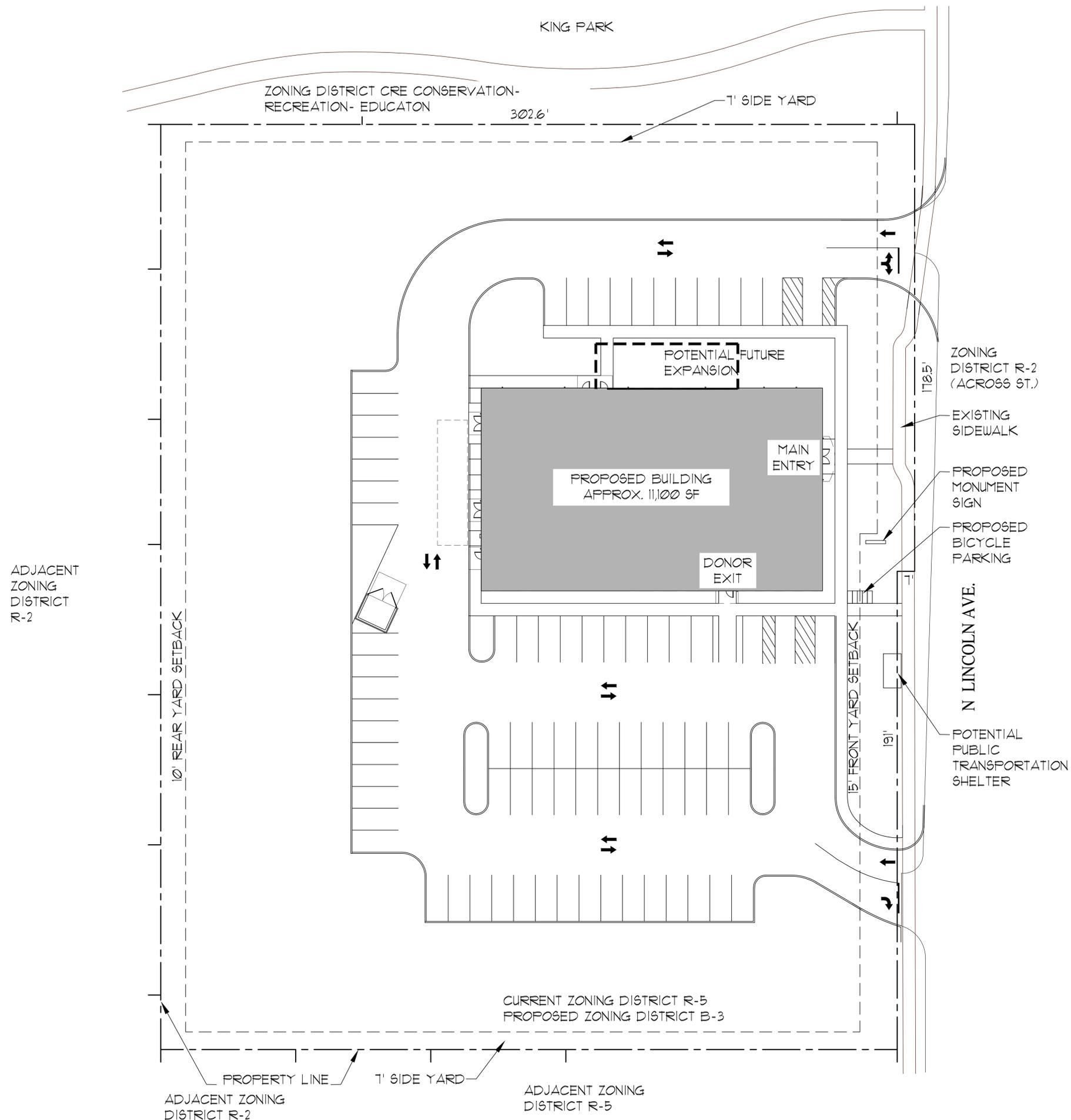


DESIGN GROUP, INC.

Architecture • Planning • Interior Design

10805 Indeco Drive • Cincinnati, Ohio 45241

(Phone) 513.791.0456 • (Fax) 513.792.7488



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

