



## 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 Director  
Lily Wilcock, Planner I  
**DATE:** November 27, 2019  
**SUBJECT:** **An Ordinance Approving a Special Use Permit (Plasma Facility at 907 N. Lincoln Ave. - Plan Case 2392-SU-19)**

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### **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request to rezone the property from R-5 to B-3, General Business, was unnecessary for the proposed use and has been withdrawn.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 held a public hearing on the request on November 21, 2019, and voted with six ayes and zero nays to recommend approval of the request to City Council, with two conditions. The City Council should review the Special Use Permit application and criteria and 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- 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).

<b>Direction</b>	<b>Zoning</b>	<b>Existing Land Use</b>
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 the 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 establishment 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 square-foot 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 on-site 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 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).

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.<sup>1</sup> 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 is located in a neighborhood where it is fairly easy for people to walk and bike.

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. The Plan Commission recommended that a landscape plan be submitted and adhered to as a condition of the Special Use Permit.

<sup>1</sup> 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**

The applicant held a neighborhood meeting on November 13, 2019, at Martin Luther King, Jr. Elementary School. There were four attendees. They asked questions about employment, the size of the parking area, the number of plasma collection facilities in the area, how traffic would move to and from the site, and general information about KEDPLASMA facilities that Stough Real Estate Holdings has developed.

## **Plan Commission**

The Plan Commission held a public hearing on the request at its November 21, 2019, meeting. The main issues that Plan Commission discussed were parking, landscaping, and the building's location on the site (see Exhibit D). Staff had recommended a condition to cap parking at 60 spaces; however, the Plan Commission felt that the developer may need all of the proposed parking during peak times. Additionally, the Plan Commission expressed an interest in using landscaping for stormwater management in and around the parking lot, and in general landscaping the site to improve its aesthetics and to help it blend in better with the surrounding neighborhood and King Park.

The Plan Commission unanimously (six to zero) recommended approval of the Special Use Permit, with two conditions, to City Council. No members of the public spoke at the hearing.

## **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 and is a half-mile from the University of Illinois at Urbana-Champaign campus. There are approximately 800 residences within a half-mile of the site. 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.

The 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.

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.<sup>1</sup> 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.

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, since vacant parcels can become overgrown, attract vandalism, and can become eyesores.

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.

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

## **Summary of 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.

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

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, as a vacant property can become overgrown, attract vandalism, and become an eyesore.
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.

## Options

The City Council has the following options in Case No. 2392-SU-19:

1. Approve the Ordinance with no conditions.
2. Approve the Ordinance with the conditions recommended by Plan Commission, or any other conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
3. Deny the Ordinance.

## Recommendation

At its November 21, 2019, meeting, the Plan Commission voted with six ayes and zero nays to forward the Special Use Permit request to City Council with a recommendation for APPROVAL with 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.

Additionally, staff recommends a third condition:

3. That the applicant provides a bus shelter along Lincoln Avenue, if C-U MTD determines that a shelter would be appropriate for this location.

Staff likewise recommends approval.

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Plan Commission Minutes 11/21/2019 (Draft)  
Exhibit E: Notice of Neighborhood Meeting  
Exhibit F: Application for Special Use Permit  
Exhibit G: Preliminary Site Plan

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

**ORDINANCE NO. 2019-12-069**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(907 North Lincoln Avenue Stough Real Estate Group LLC – Plan Case 2393-SU-19)**

**WHEREAS**, Stough Real Estate Group LLC has petitioned the City for approval of a Special Use Permit to allow a Medical Clinic (Plasma Collection Facility) use in the R-5, Medium-High Density Multiple-Family Residential Zoning District; and

**WHEREAS**, the Urbana Zoning Ordinance requires a Special Use Permit for Medical Clinic in the R-5, Medium-High Density Multiple-Family Residential Zoning District; and

**WHEREAS**, the proposed use is 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; and

**WHEREAS**, 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, as a vacant property can become overgrown, attract vandalism, and become an eyesore; and

**WHEREAS**, 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; and

**WHEREAS**, after due publication. the Urbana Plan Commission held a public hearing on November 21, 2019, and voted with six (6) ayes and zero (0) nays to forward Plan Case 2393-SU-19 to the Urbana City Council with a recommendation to approve the request for a Special use Permit, subject to the conditions specified in Section 1 herein; and

**WHEREAS**, approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that Section of the Ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS**, as follows:

Section 1. A Special Use Permit is hereby approved to allow a medical clinic in the R-5, Medium-High Density Multiple-Family Residential Zoning District with 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.
3. That the applicant provides a bus shelter along Lincoln Avenue, if C-U MTD determines that a shelter would be appropriate for this location.

Legal Description:

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 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.

PIN: 91-21-07-282-021, Address: 907 North Lincoln Avenue

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 of this Ordinance with the Champaign County Office of Recorder of Deeds.

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 \_\_\_\_, \_\_\_\_.

AYES:

NAYS:

ABSTENTIONS:

\_\_\_\_\_  
Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this this \_\_\_\_day of \_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

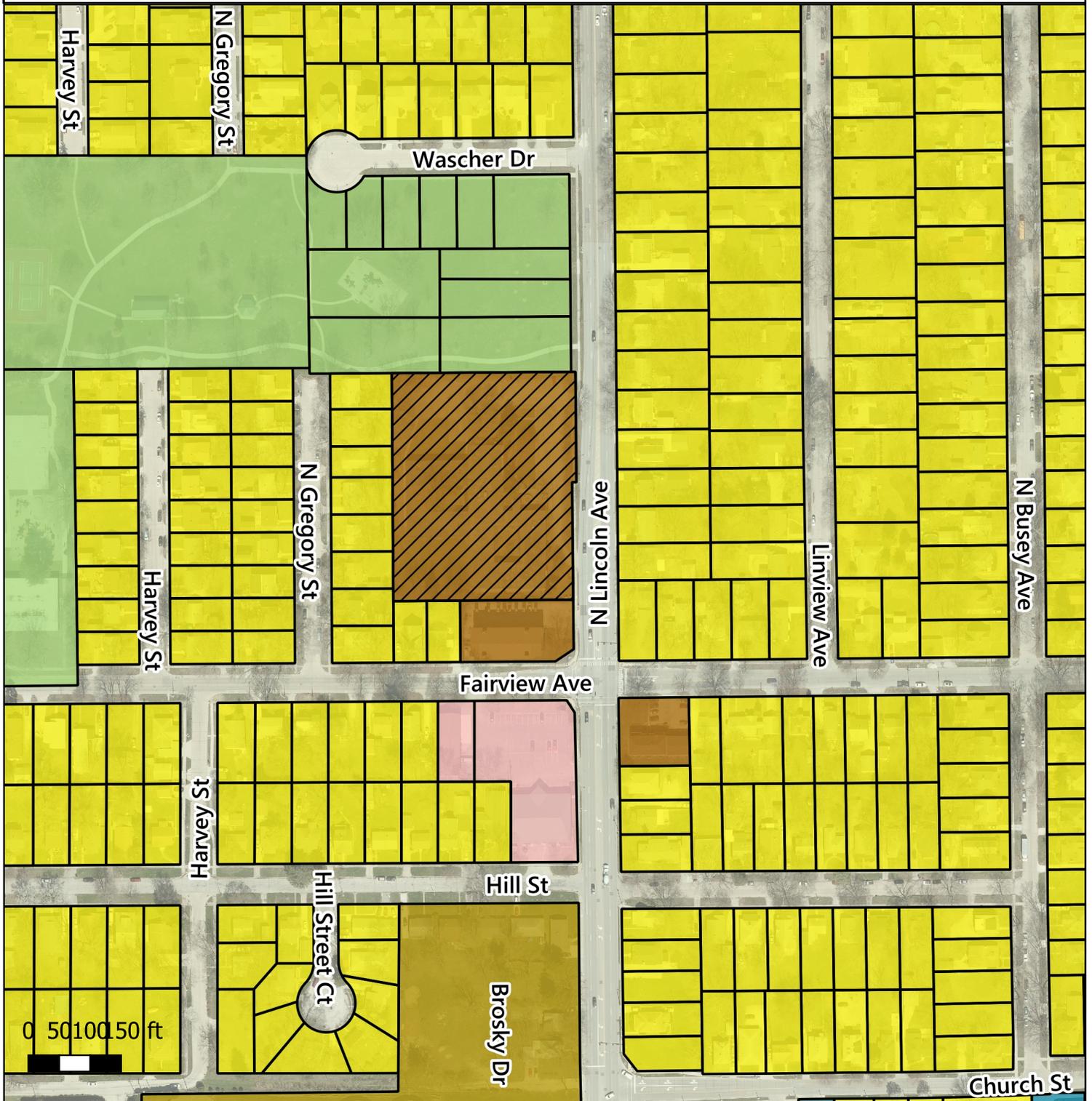
I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2019, the City Council of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled “An Ordinance Approving a Special Use Permit (907 North Lincoln Avenue / Stough Real Estate Holdings LLC – Plan Case 2393-SU-19)” 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 \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019.



# Exhibit B - Zoning Map

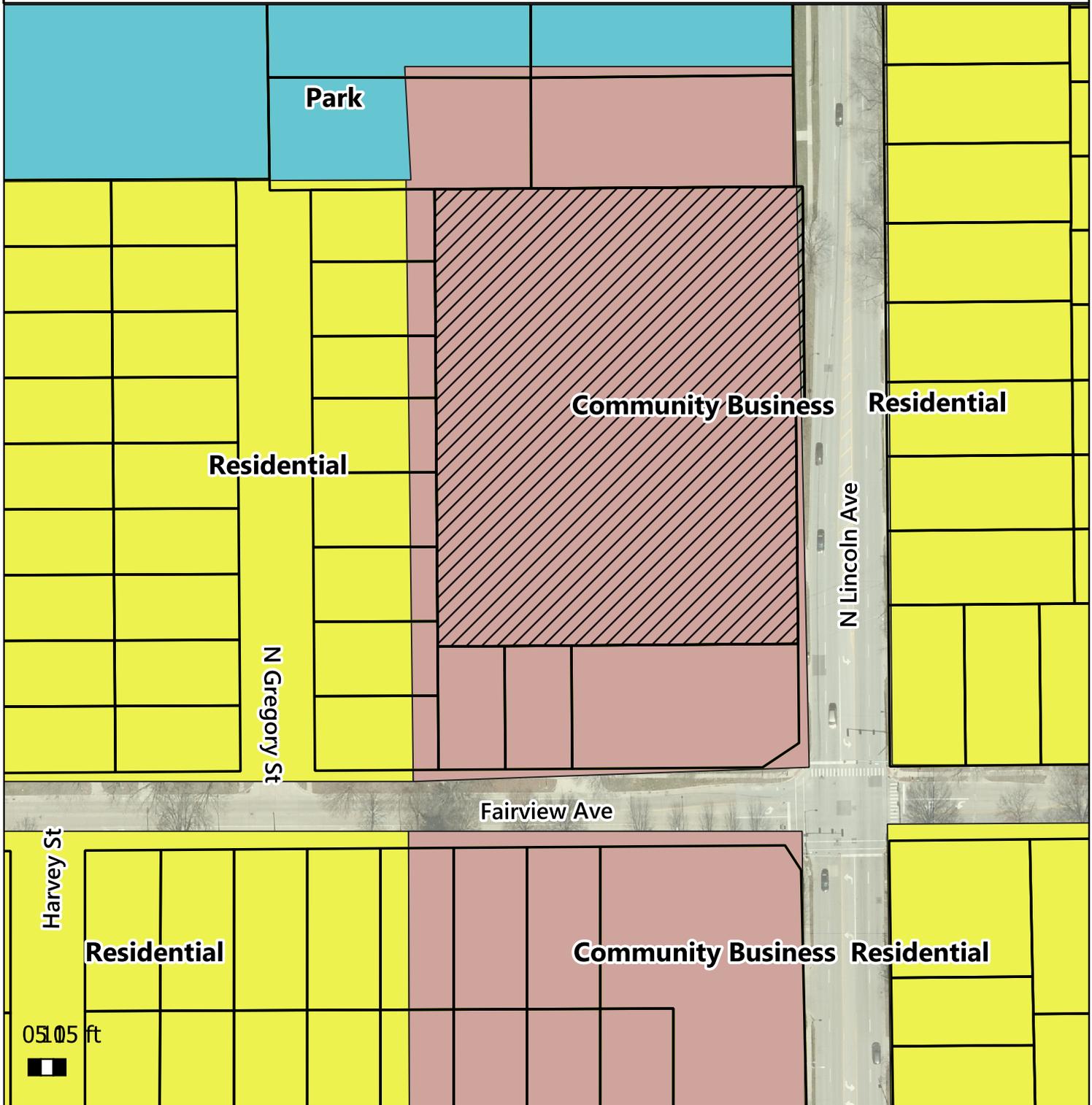


Case: 2391-M-19 and 2392-SU-19  
 Subject: Plasma Clinic SUP and Rezoning to B-3  
 Location: 907 N. Lincoln Ave.  
 Petitioner: Stough Real Estate Holdings, LLC

- |   |                  |   |     |
|---|------------------|---|-----|
|  | 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



**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** November 21, 2019

**TIME:** 7:00 P.M.

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

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**MEMBERS PRESENT:** Dustin Allred, Jane Billman, Tyler Fitch, Lew Hopkins, Jonah Weisskopf, Chenxi Yu

**MEMBERS EXCUSED:** Barry Ackerson, Andrew Fell

**STAFF PRESENT:** Kevin Garcia, Planner II; Lily Wilcock, Planner I

**OTHERS PRESENT:** Bridget Broihan, Matt Deering, W. Scott Stough

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**1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM**

Chair Fitch called the meeting to order at 7:00 p.m. Roll call was taken, and there was a quorum of the members present. (Note: Mr. Hopkins arrived after roll call was taken.)

**2. CHANGES TO THE AGENDA**

There was none.

**3. APPROVAL OF MINUTES**

The minutes of the October 24, 2019 regular Plan Commission meeting were presented for approval. Ms. Billman moved that the Plan Commission approve the minutes. Mr. Weisskopf seconded the motion. The minutes were approved by unanimous vote as written.

**4. COMMUNICATIONS**

There were none.

## 5. CONTINUED PUBLIC HEARINGS

**Plan Case No. 2359-T-18 – An application by the Urbana Zoning Administrator to amend the Zoning Ordinance with changes to Article II (Definitions), Article V (Use Regulations), Article VI (Development Regulations) and other relevant section, to facilitate solar energy system installation.**

Chair Fitch continued this case to the January 16, 2020 regular meeting of the Plan Commission.

**Annexation Case No. 2018-A-03 and Plan Case No. 2360-M-18 – A proposed annexation agreement between the City of Urbana and Henri Merkelo, including rezoning from County R-5, Manufactured Home Park, to City R-1, Single Family Residential, for a 1.01-acre parcel located at 2218 East University Avenue, Urbana, Illinois 61802.**

Chair Fitch continued these two cases to the December 5, 2019 regular meeting.

**Plan Case No. 2383-T-19 – An application by the Urbana Zoning Administrator to amend the Subdivision and Land Development Ordinance and create the Manual of Practice.**

Chair Fitch continued this case to the January 16, 2020 regular meeting.

## 6. OLD BUSINESS

There was none.

## 7. NEW PUBLIC HEARINGS

**Plan Case No. 2392-SU-19 – An 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.**

Chair Fitch opened the public hearing for this case. Lily Wilcock, Planner I, presented the staff report to the Plan Commission. She began by stating the purpose for the proposed request for a special use permit and presenting a brief history of the subject property. She noted the existing zoning, location and future land use designation of the subject property and of the surrounding, adjacent properties. She talked about the plasma collection facility, stating the number of beds, the number of staff, the hours of operation and the expected number of donors per hour. Referring to the Conceptual Site Plan, Exhibit E, she discussed parking for the proposed use. She mentioned that there was a meeting with some residents in the neighborhood. She reviewed the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance. She read the options for the Plan Commission and presented City staff's recommendation for *approval* with 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. *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.*

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

Ms. Yu asked for more insight into the discussion at the neighborhood meeting regarding the impact on employment. Ms. Wilcock responded that four people attended the meeting. They asked questions about how many staff would be employed by the proposed use, traffic, transportation, and questions about Stough Real Estate LLC and KED Plasma.

Ms. Yu inquired why they chose this location for a plasma collection facility rather than another location in the City. Chair Fitch deferred this question for the applicants to answer when they approached to speak.

Mr. Allred asked if there was a precedence as to why the proposed use was classified as a medical clinic. The proposed use appeared to be more of a business. Ms. Wilcock explained that staff tries to find the use in Table V-1, Table of Uses, that mostly relates to the proposed development. The Zoning Ordinance does not specify if a Medical Clinic would be a business or would be non-profit.

Ms. Billman asked how many other plasma collection facilities are located in Champaign and Urbana. Ms. Wilcock pointed out that there are two. One is located on Kirby in Champaign, and the second is located on Wright Street, near OSF Hospital.

Chair Fitch explained the procedure for a public hearing. He then opened the hearing for public input. He invited the applicants to speak.

Matt Deering, Attorney with Meyer Capel, and Scott Stough, of Stough Development Corporation, approached the Plan Commission to speak.

Mr. Deering talked about Stough Development Corporation. He said they agreed with most of City staff's recommendation with exception to traffic and parking. The proposed building would be pushed up close to the sidewalk that connects to King Park and the pathways there. So, pedestrians would not have to walk through dirt and a parking lot to get to the proposed facility. Regarding parking, he did not believe 81 parking spaces would be detrimental to the neighborhood. There would still be plenty of open, unpaved area. He said the applicant intends to try and save as many of the large, mature trees on the subject property to help retain some of the essential character of the neighborhood.

Mr. Stough believed that fewer parking spaces would result in parking overflowing onto the neighborhood streets, particularly along Wascher Drive. He said from their understanding, there are people who already park along this street to use King Park. In addition, waiting to add more parking, if needed, would only increase the cost to construct the parking spaces. It would make more sense to provide all of the parking now that the applicant knows the use will need. Therefore, he asked the Plan Commission to strike Condition #2.

Mr. Deering stated that they would answer any questions that the Plan Commission members may have.

Ms. Yu asked what the basis for asking for 81 parking spaces is. Mr. Stough replied that during shift change there would be about 40 staff at the facility. Another fact is that the number of donors would not spread out evenly throughout the day. Many people donate plasma either before or after work, so there would typically be one or two rushes per day. While there will be 42 beds, there will be people waiting for a bed to free up. He said he would not want the proposed business to add to the amount of parking on the street. He also mentioned that if they are capped at 60 parking spaces or less, then they would not be required to provide detention on the site. If they waited until next year to add the additional parking spaces needed, then they would have to tear up a lot of the parking lot to install drainage from the parking lot to a detention pond. That would be very costly.

Mr. Allred expressed his concern about how the proposed use would work within the context of the uses around it, which is a park to the north and residential on the other sides. The proposed development would be a small building on a relatively large parcel. Parking makes it a bigger footprint. However, landscaping and screening will affect the impact on the surrounding neighborhood. He wondered where the landscaping and screening would be located. Mr. Stough explained that they discussed the layout with City staff extensively. At the request of staff, they intend to construct the building along Lincoln Avenue and put the parking behind the building. They pushed both as far south as possible to allow more green space between the proposed building and parking to King Park. Regarding landscaping, he said they want the proposed development to be beautiful for the City of Urbana and they have a reputation of providing a high level of landscaping. They plan to retain many of the existing trees and planting additional trees to blend in with the park and with the neighborhood overall.

Ms. Billman asked if they would consider increasing the setback along Lincoln Avenue a little. Mr. Stough replied that they are willing to work with the City of Urbana and push the building back if that is what the Plan Commission and City Council want to see.

Mr. Allred inquired if they would be willing to provide either a rain garden or bio detention to manage stormwater runoff. Mr. Stough stated that he was familiar with bio detention and stormwater purification boxes. He said they would be happy to look into providing this if it is required.

Mr. Hopkins asked if the applicant would be required to provide stormwater management if they are approved for 81 parking spaces. Ms. Wilcock stated that the City's Public Works Department is in the process of making that determination. Mr. Stough said he understood that

just over an acre of impervious area (such as the paved parking area) would require on-site detention. Under an acre, they would not be required to provide on-site stormwater detention. Kevin Garcia, Planner II, noted that the Zoning Ordinance requires a development with more than 10,000 square feet of impervious area to provide a sub-surface drainage connection and a stormwater management plan. If someone is redeveloping a site that had already been developed, then Public Works looks at the increment over what impervious area already exists on the site. Since most of the site is already impervious, then the City would be looking at what the increment would be. He said because he is not an engineer, he cannot give the Plan Commission exact numbers; however, the Public Works Department is looking into it. Mr. Stough added that he did not believe detention ponds to be the prettiest things in the world, but will comply with what the City requires. Mr. Hopkins stated that there are alternative solutions for providing stormwater management.

There was no public input. Chair Fitch closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Chair Fitch asked for justification for City staff's recommendation to cap the number of parking spaces. Ms. Wilcock explained that when reviewing the proposed application, City staff took into consideration how the area is developing and how it currently exists. The neighborhood is very walkable and bikeable. It is close to parks, on a transit line, and there are many student apartments nearby. City staff asked the applicant to move the building closer to the street to match other developments such as Einstein Bagels. They tried to match the proposed development up with the goals and objectives in the Comprehensive Plan.

Ms. Yu stated that the written staff report talks about other uses for the property that would benefit the community; however, the proposed use would not hurt the community. She asked the other Plan Commission members how they felt about this. Ms. Billman pointed out that while some other uses may be more beneficial to the community, no one else had expressed interest in redeveloping the subject property. Mr. Weisskopf agreed. He said it has been on the market for a long time. The location has not been able to support a more productive use.

Ms. Yu wondered if 2.7 acres was enough for the applicant to divide and sell part off to someone else. Chair Fitch stated that this is not for the Plan Commission to decide in this case.

Mr. Hopkins stated that it is zoned for multi-family housing, not for business. However, the demand for multi-family housing is less than what is under construction. The Plan Commission needs to take this into account and be adaptable.

Mr. Hopkins commented that he did not like walking on five-foot wide sidewalks right next to the street or buildings constructed close to the street. The Plan Commission needs to consider this. With the subject property being located near a park, the sidewalk could be moved back.

He said he believed that the nature of the proposed use would have peak busy times. He felt the City should let them have the number of parking spaces they feel they will need and work hard to have a Landscape Plan to add character to the place and take advantage of its site location.

Ms. Billman agreed that she did not have any issues with the number of parking spaces being requested. Her only real concern is landscaping. There is a lot of space on the subject property. She preferred if they would set the building back ten more feet from the front property line along Lincoln Avenue. They could put a couple of trees in the parking lot. She asked how many of the existing trees would remain. Mr. Stough replied that they planned to keep the trees that lined the property and the two Walnut trees in the green space. There is also a Sycamore tree that he would like to keep as long as it does not interfere with grading or stormwater management.

Ms. Wilcock noted that the City has requirements for providing shade trees. A building permit will not be issued without having plans to provide shade trees in the parking lot. Ms. Billman felt that the amount of landscaping the City requires is minimal, but she believed the applicant cares about landscaping.

Ms. Yu said she felt comfortable walking by the Retreat development. They have the parking behind the apartment housing. The buildings are not pushed up close to the sidewalk. Mr. Garcia said that the setback for the Retreat development is at least 15 feet. He pointed out that the building for proposed development would have a 20 to 30 foot setback from the sidewalk. The original Site Plan had the building set further towards the back of the property. The applicant listened to City staff's concerns and brought the building closer to the sidewalk.

Chair Fitch asked if there are screening requirements for the west side of the property from the neighboring residential homes. Mr. Garcia said yes.

Ms. Billman moved that the Plan Commission forward Plan Case No. 2392-SU-19 to the City Council with a recommendation for approval with 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.*

Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

Mr. Weisskopf	-	Yes	Ms. Yu	-	Yes
Mr. Allred	-	Yes	Ms. Billman	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that this case would be forwarded to a Special Meeting of the Committee of the Whole on December 2, 2019. At City Council's direction, City staff is trying a new approach and presenting certain types of cases to the Committee of the Whole prior to being presented at City Council.

## **8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

There was none.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

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Kevin Garcia, Secretary  
Urbana Plan Commission



306 West Church Street  
Champaign, IL 61820

Phone 217-352-1800

Fax 217-352-1083

[www.meyercapel.com](http://www.meyercapel.com)

## NOTICE OF NEIGHBORHOOD MEETING

**Subject:** Proposed development of vacant parcel at 907 N. Lincoln Avenue, Urbana, for use as a Plasma Collection Facility

**Where:** Dr. Martin Luther King Jr. Elementary School  
1108 Fairview Ave, Urbana, IL 61801

**Date:** Wednesday, November 13, 2019

**Time:** 6:30 – 8:30 p.m.

### General Information:

Stough Development Group proposes to develop the property for use by a national operator of plasma collection facilities that is an affiliate of a global pharmaceutical company.

The purpose of this neighborhood meeting is to introduce interested neighbors to the proposed development and the developers. Conceptual renderings of the proposed building and site plans will be available for review, and developer representatives will provide additional information, and address questions and comments regarding the development during the meeting. It is anticipated that City of Urbana planning staff will attend the meeting as well.



## 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.urbanainllinois.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@meyercapel.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.

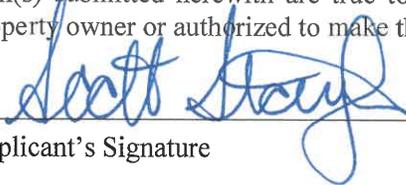
**Please see attachment**

**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 tenant<sup>1</sup> 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

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<sup>1</sup> 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.

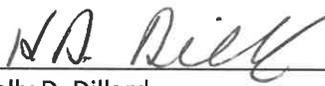
The 2.57 acre site is of sufficient size for the proposed development of a single use modestly sized clinic building, including required parking. The proposed use will complement the transition between single family residential housing, medium to high density residential housing, hospital clinic related 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.

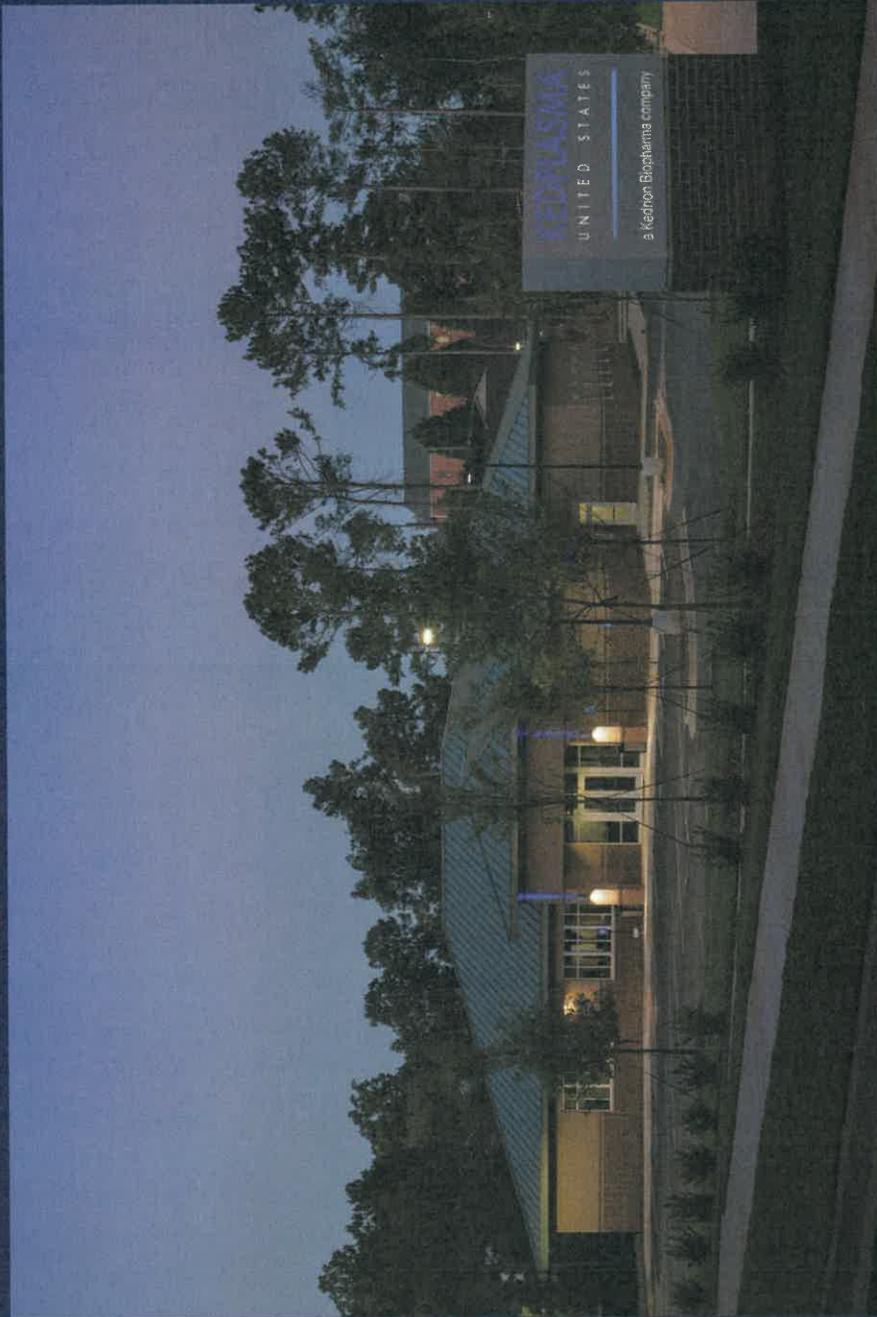
 10-22-19  
Kelly D. Dillard Date

# STOUGH GROUP



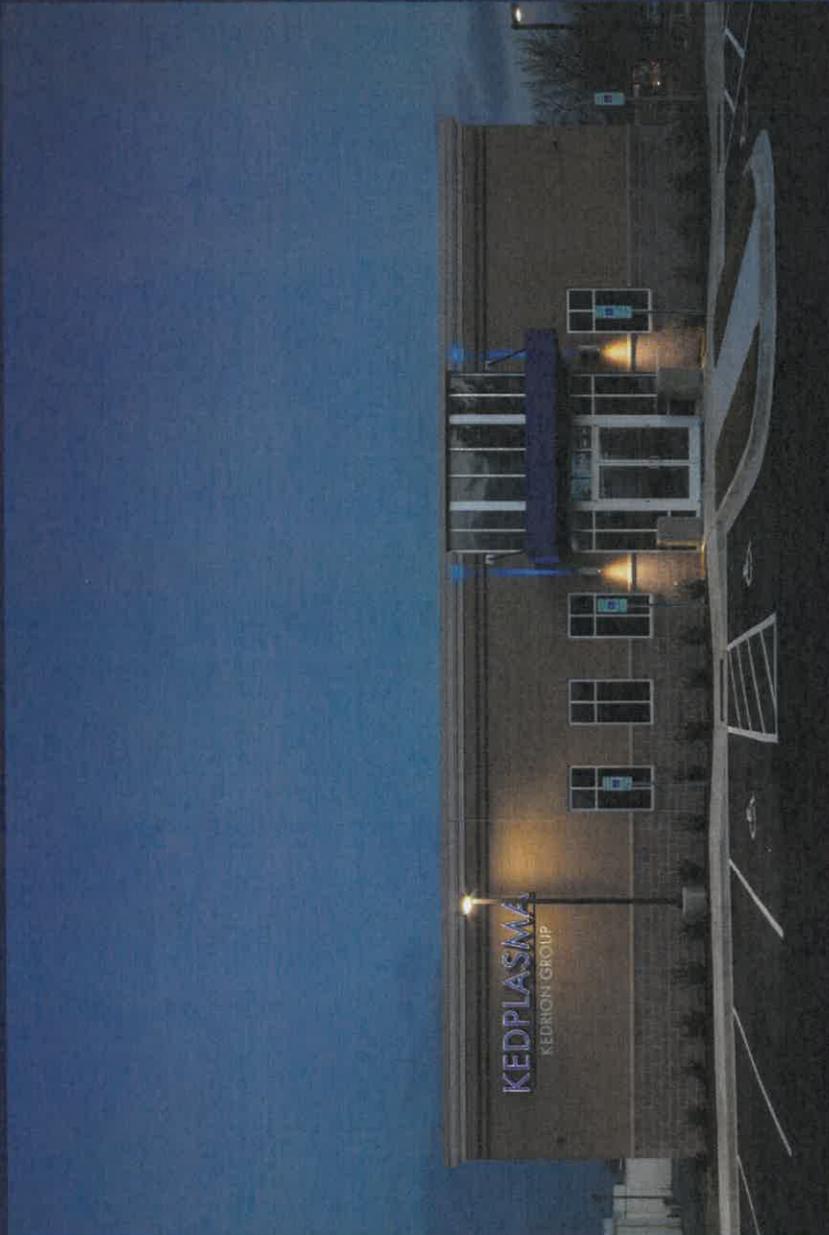
TUCKER,  
GA

<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 3<sup>rd</sup> 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](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

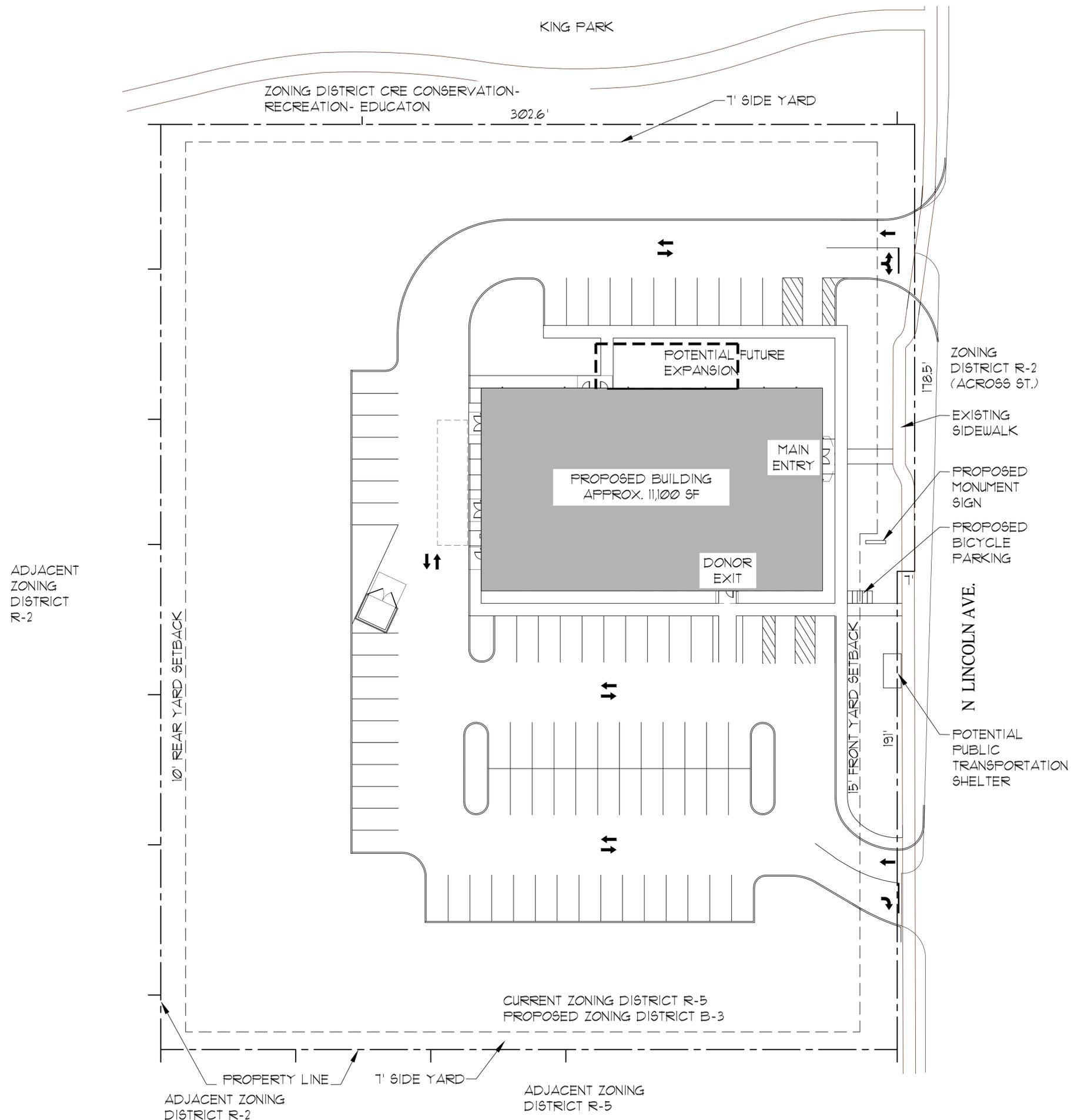
KEDPLASMA  
UNIVERSITY OF ILLINOIS  
Kedron Biopharma Company

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



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

