



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Mayor Diane Wolfe Marlin and City Council Members

**FROM:** Lorrie Pearson, AICP, Community Development Services Director  
Marcus Ricci, AICP Planner II

**DATE:** November 5, 2020

**SUBJECT:** **An Ordinance Approving a Special Use Permit** (1111 West Kenyon Road / Plan Case 2404-SU-20)

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**Introduction**

VitalSkin Dermatology, represented by David Line, requests a special use permit to allow the operation of a dermatology clinic at their property at 1111 West Kenyon Road in the B-3, General Business, Zoning District. The applicant is renovating the existing building to include professional offices, a dermatology clinic, and storage space. Section V-1. and Table V-1. of the Urbana Zoning Ordinance permit Professional Office in the B-3 district. The proposed dermatology clinic would be treated as a “Hospital or Clinic” and require a special use permit in the B-3 district.

At its September 24, 2020, meeting, the Plan Commission voted unanimously to forward the case to City Council with a recommendation to **APPROVE** the request as submitted (five ayes, zero nays); staff concurs with this recommendation.

**Background**

**Description of the Site and Surrounding Properties**

The 9.46-acre parcel is owned by the applicant and lies on the south side of West Kenyon Road between North Lincoln Avenue and Federal Drive (Exhibit A). The north half of the parcel is the site of the existing building and parking; the south half of the property is undeveloped wooded scrubland. The property was most recently occupied by the National Council of Teachers of English and was used as offices and for book and periodical publishing, storage and distribution. Other nearby uses include Campus Ink and Peoria Motor Coach (west), Holiday Inn Express and Garden Hotel Urbana (east), and One Illinois North Apartments (south). Table 1 below summarizes the current zoning, existing land uses, and 2005 Comprehensive Plan future land use designations of the site and surrounding land (Exhibits B and C).

**Proposed Use**

The existing building is approximately 40,000 square feet (sf). The proposed permitted uses are as corporate offices for a chain of dermatology clinics (17,509 sf) and storage space (15,419 sf). The proposed special use permit would allow the renovation of about 6,000 sf of the building into a dermatology clinic associated with the corporate offices (Exhibit D). The proposed renovations are scheduled in three phases: exterior renovations (in progress); interior professional office renovations

(in progress); and interior clinic renovations (spring of 2021) (Exhibit E). Mr. Line later confirmed that the interior renovations include 14 examination rooms.

**Table 1. Zoning, Existing Land Use, Future Land Use Designation**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	B-3, General Business	Professional Office, Printing & Copy Service	Light Industrial
<b>North</b>	None	Interstate Highway	Undesignated
<b>East</b>	B-3, General Business	Hotel	Regional Business
<b>South</b>	R-4, Medium Density Multiple Family Residential	Multifamily Residential (apartments)	Multifamily
<b>West</b>	IN-1, Light Industrial	Agriculture, Printing & Copy Service	Industrial

## **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 proposed dermatology clinic is conducive to the public convenience at this location due to its proximity to interstate highway I-74 and two bus stops. The proposed clinic is directly associated with the corporation’s on-site professional offices, and the location will provide convenient access to prospective clinic chain members, patients, and employees who will be traveling from the surrounding communities.

*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 proposed dermatology clinic would not be injurious or detrimental to the B-3 zoning district, or injurious to the general public. It would not negatively affect nearby commercial, hotel, or retail uses, and is buffered from the adjacent residential land by open space and trees (Exhibit F). Converting some of the office space into a clinic would not require substantially more parking<sup>1</sup>, and should not generate a substantial amount of traffic. It would also not require any additional infrastructure or services (water, stormwater, energy). Clinic visitors, employees, and patients would likely contribute to the local economic activity of nearby shops and restaurants.

*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.*

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<sup>1</sup> The clinic would require an additional six parking spaces compared to the previous use; these spaces are already provided on-site.

The proposed dermatology clinic would conform to the regulations and standards of, and preserve the essential character of, the B-3 zoning district. The building's footprint will be expanded minimally, and the exterior will be changed to modernize the primary facades to a clean, contemporary look. The design of "boutique" medical clinics and modern office buildings are similar in appearance, and the character of the neighborhood and the adjacent R-4 district should be enhanced once renovations are complete.

### **Overview**

The conversion of a portion of the existing office building to a dermatology clinic would provide economic benefit to Urbana and meets the criteria required for a special use permit. It would redevelop an existing structure and would meet all development regulations.

In addition to the requirements in Section VII-4.A. of the Zoning Ordinance, the City Council may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such use;
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 or yards, and maximum height of buildings and structures;
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; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

### **Plan Commission**

At its September 24, 2020, meeting, the Plan Commission voted unanimously to forward the case to City Council with a recommendation to **APPROVE** the request as submitted (five ayes, zero nays); staff concurred with this recommendation (Exhibit G). Board members had a question regarding the disparity between the property's Future Land Use Designation and the zoning. In response to concerns regarding the language of the recommended condition, Mr. Ricci recommended striking the "or approved revisions of the plans" language from the condition.

### **Summary of Findings**

1. VitalSkin Dermatology, represented by David Line, requests a special use permit to allow the operation of a dermatology clinic at their property at 1111 West Kenyon Road in the B-3, General Business, Zoning District.
2. Section V-1. and Table V-1. of the Urbana Zoning Ordinance permit Professional Office in the B-3 district. The proposed dermatology clinic would be treated as "Hospital or Clinic" and require a special use permit in the B-3 district.

3. The proposed dermatology clinic is conducive to the public convenience at this location due to its proximity to interstate highway I-74 and to mass transit, which would be convenient for office employees, clinic employees, and patients.
4. The proposed dermatology clinic would not be injurious or detrimental to the B-3 zoning district, or injurious to the general public, as it would not negatively affect nearby uses or traffic patterns, nor generate excessive noise. It also would not require more parking or additional infrastructure or services.
5. The proposed dermatology clinic would conform to the regulations and standards of, and preserve the essential character of, the B-3 zoning district. The building's footprint will be expanded minimally, and the exterior will be upgraded to modernize the primary facades to a clean, contemporary look.

## Options

City Council has the following options:

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

## Recommendation

At its September 24, 2020, meeting, the Plan Commission voted unanimously – with five ayes, zero nays – to forward Plan Case 2404-SU-20 to the Urbana City Council with a recommendation to **APPROVE** the special use permit request as submitted, with the following condition:

- Construction must be in general conformance with the attached site plan, entitled “1111 W. Kenyon Road,” dated August 25, 2020 (Attachment 1).

Attachments:           Exhibit A: Location & Land Use Map  
                              Exhibit B: Zoning Map  
                              Exhibit C: Future Land Use Map  
                              Exhibit D: Application for Special Use Permit  
                              Exhibit E: Interior and Exterior Renovation Plans  
                              Exhibit F: Site Photos  
                              Exhibit G: Plan Commission Meeting Minutes, 9/24/2020 – DRAFT

**ORDINANCE NO. 2020-11-060**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(1111 W. Kenyon Rd. / Plan Case 2404-SU-20 – VitalSkin Dermatology)**

**WHEREAS**, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

**WHEREAS**, VitalSkin Dermatology has petitioned the City for approval of a special use permit to allow the operation of a dermatology clinic at 1111 West Kenyon Road, in the B-3, General Business, Zoning District; and

**WHEREAS**, the proposed use is permitted in the B-3, General Business, Zoning District as a Hospital or Clinic under special use permit procedures; and

**WHEREAS**, the proposed use would be conducive to the public convenience due to its proximity to interstate highway I-74 and to mass transit, which would be convenient for office employees, clinic employees, and patients; and

**WHEREAS**, the proposed use would not be injurious or detrimental to the B-3, General Business, Zoning District or to the general public, because it would not negatively affect nearby uses or traffic patterns; nor generate excessive noise; nor require more parking, additional infrastructure, or services; and

**WHEREAS**, the proposed development is consistent with the development regulations for, and preserves the essential character of, the B-3, General Business, Zoning District; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on September 24, 2020, and voted with five (5) ayes, and zero (0) nays to forward Plan Case 2404-SU-20

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 condition 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.

**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 dermatology clinic in the B-3, General Business, Zoning District with the following condition: Construction must be in general conformance with the attached site plan, entitled “Site Plan - 1111 West Kenyon Road,” dated August 25, 2020 (Attachment 1).

Legal Description:

A Part of the East Half of the Southeast Quarter of Section 6, Township 19 North, Range 9 East of Third Principal Meridian, in Champaign County, Illinois, described as follows:

Commencing at the intersection of the West line of the East Half of the Southeast Quarter of Section 6, Township 19 North, Range 9 East of Third Principal Meridian and the South right-of-way line of F.A.I. 74, thence North 89 degrees 31 minutes 18 seconds East 30.00 feet to the True Point of Beginning; thence North 89 degrees 31 minutes 18 seconds East along the South right-of-way line of F.A.I. 74, 472.15 feet more or less to the Northwest corner of a tract of land owned by the Marathon Oil Company as recorded in the Office of the Recorder of Deeds of Champaign County in Book 758 at Page 382, Document No. 712606; thence South 0 degrees East along the West line of said tract, 876.80 feet to the Southwest Corner of the tract of land owned by the Marathon Oil Company; thence North 90 degrees West, 469.69 feet more or less to a point 30 feet East of the West line of the East Half of the Southeast Quarter of Section 6, Township 19 North, Range 9 East; thence North 0 degrees 08 minutes

39 seconds West parallel to said West line of the East Half of the Southeast Quarter of Section 6,872.68 feet to the place of beginning. Situated in Champaign County, Illinois.

P.I.N.: 91-21-06-426-001      Address: 1111 West Kenyon Road, Urbana, Illinois

**Section 2.**

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. 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.

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 date day of Month, Year.

AYES:

NAYS:

ABSTENTIONS:

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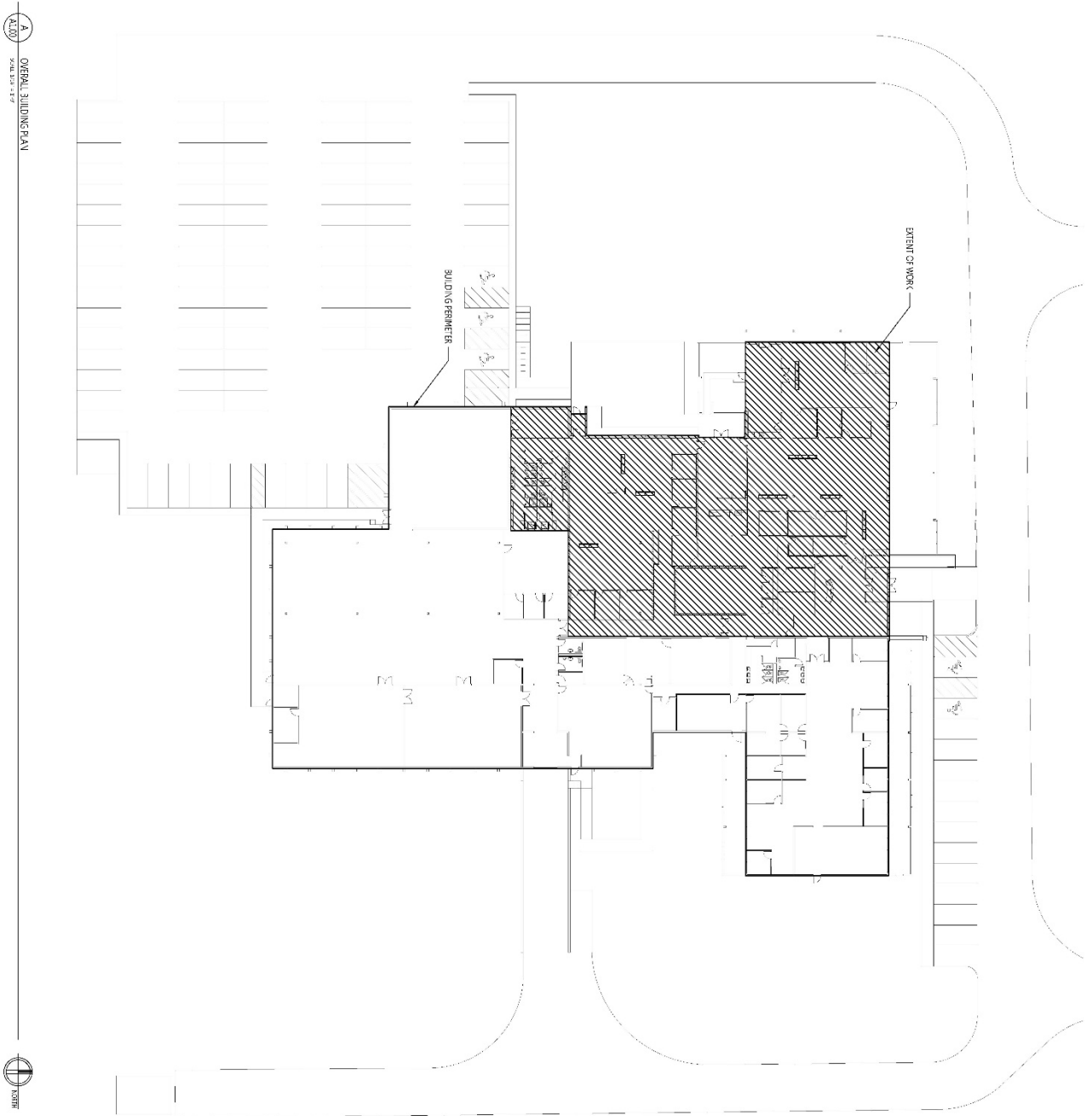
Phyllis D. Clark, City Clerk

**APPROVED BY THE MAYOR** this date day of Month, Year.

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Diane Wolfe Marlin, Mayor

# ATTACHMENT 1: SITE PLAN - 1111 WEST KENYON ROAD



A  
A100  
OVERALL BUILDING PLAN  
SCALE: 1/8" = 1'-0"



SHEET NO. **A100**  
 TITLE **OVERALL BUILDING PLAN**  
 DATE **11/15/2023**  
 DRAWN BY **[Signature]**  
 CHECKED BY **[Signature]**  
 PROJECT NO. **2303**  
 PROJECT NAME **Vital Skin Dermatology Corporate Offices**  
 PROJECT ADDRESS **1111 W. Kenyon Road, Urbana, IL**  
 ARCHITECT **KAP ARCHITECTURE**  
 221 VALLEY STREET, SUITE 202  
 URBANA, ILLINOIS 62586-2022  
 TEL: 618.241.1111  
 WWW.KAPARCHITECTURE.COM

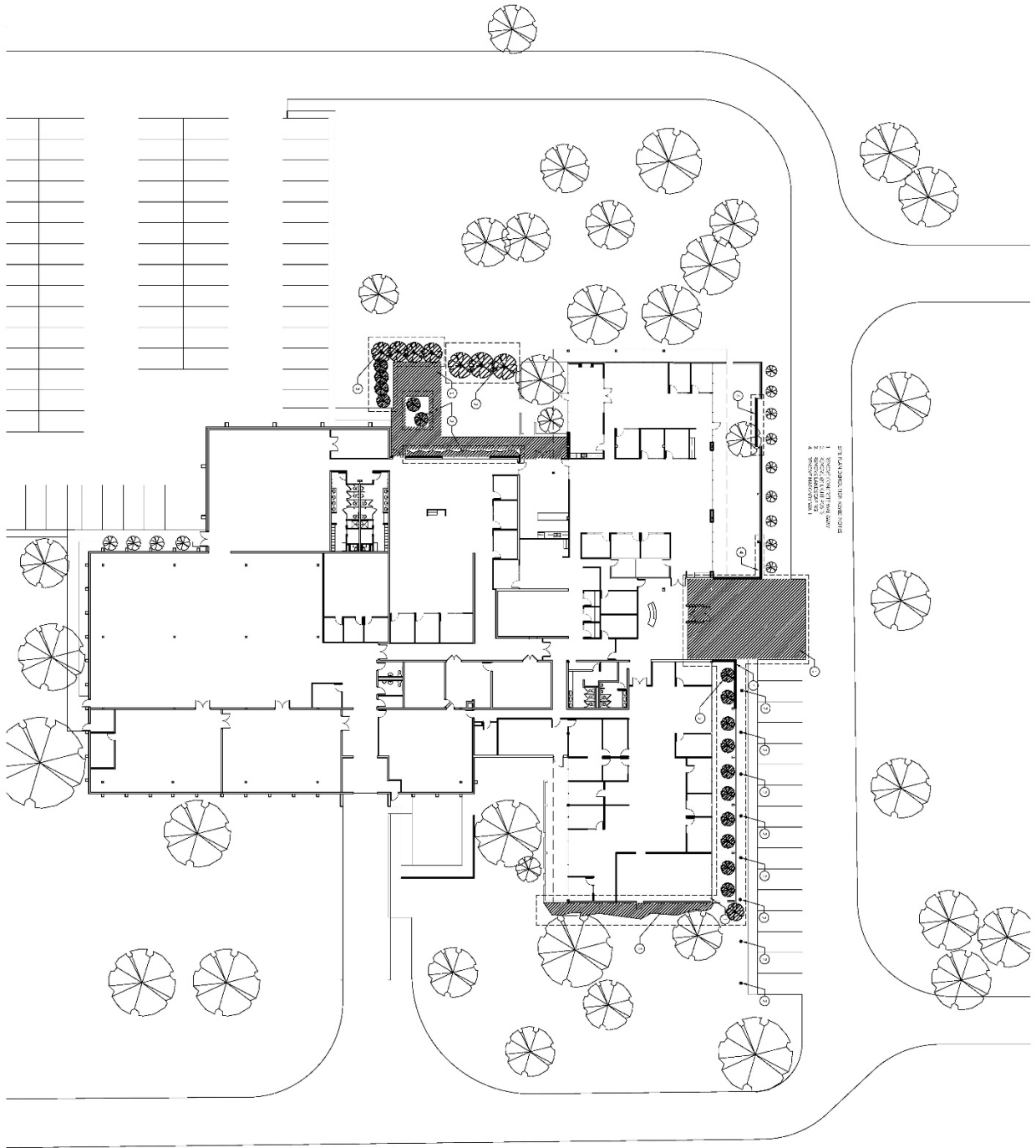
**VITAL SKIN DERMATOLOGY CORPORATE OFFICES**  
**INTERIOR RENOVATION & IMPROVEMENT PACKAGE**  
**1111 W. KENYON ROAD**  
**URBANA, IL**

**KAP**  
**ARCHITECTURE**  
 221 VALLEY STREET, SUITE 202  
 URBANA, ILLINOIS 62586-2022  
 TEL: 618.241.1111  
 WWW.KAPARCHITECTURE.COM



**ATTACHMENT 1: SITE PLAN - 1111 WEST KENYON ROAD**

A  
A0.00  
SITE DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



SEE PLAN SHEETS FOR OTHER VIEWS  
1. EXISTING STRUCTURE  
2. EXISTING LANDSCAPE  
3. EXISTING PAVING  
4. EXISTING UTILITIES  
5. EXISTING CURBS

1111 WEST KENYON ROAD  
URBANA, IL

A0.00

**SITE DEMOLITION PLAN**

DATE: 08/15/2011

SCALE: 1/8" = 1'-0"

PROJECT: VITAL SKIN

CLIENT: VITAL SKIN

DESIGNER: K&P ARCHITECTURE

DATE: 08/15/2011

SCALE: 1/8" = 1'-0"

PROJECT: VITAL SKIN

CLIENT: VITAL SKIN

DESIGNER: K&P ARCHITECTURE

DATE: 08/15/2011

SCALE: 1/8" = 1'-0"

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DATE: 08/15/2011

SCALE: 1/8" = 1'-0"

PROJECT: VITAL SKIN

CLIENT: VITAL SKIN

DESIGNER: K&P ARCHITECTURE

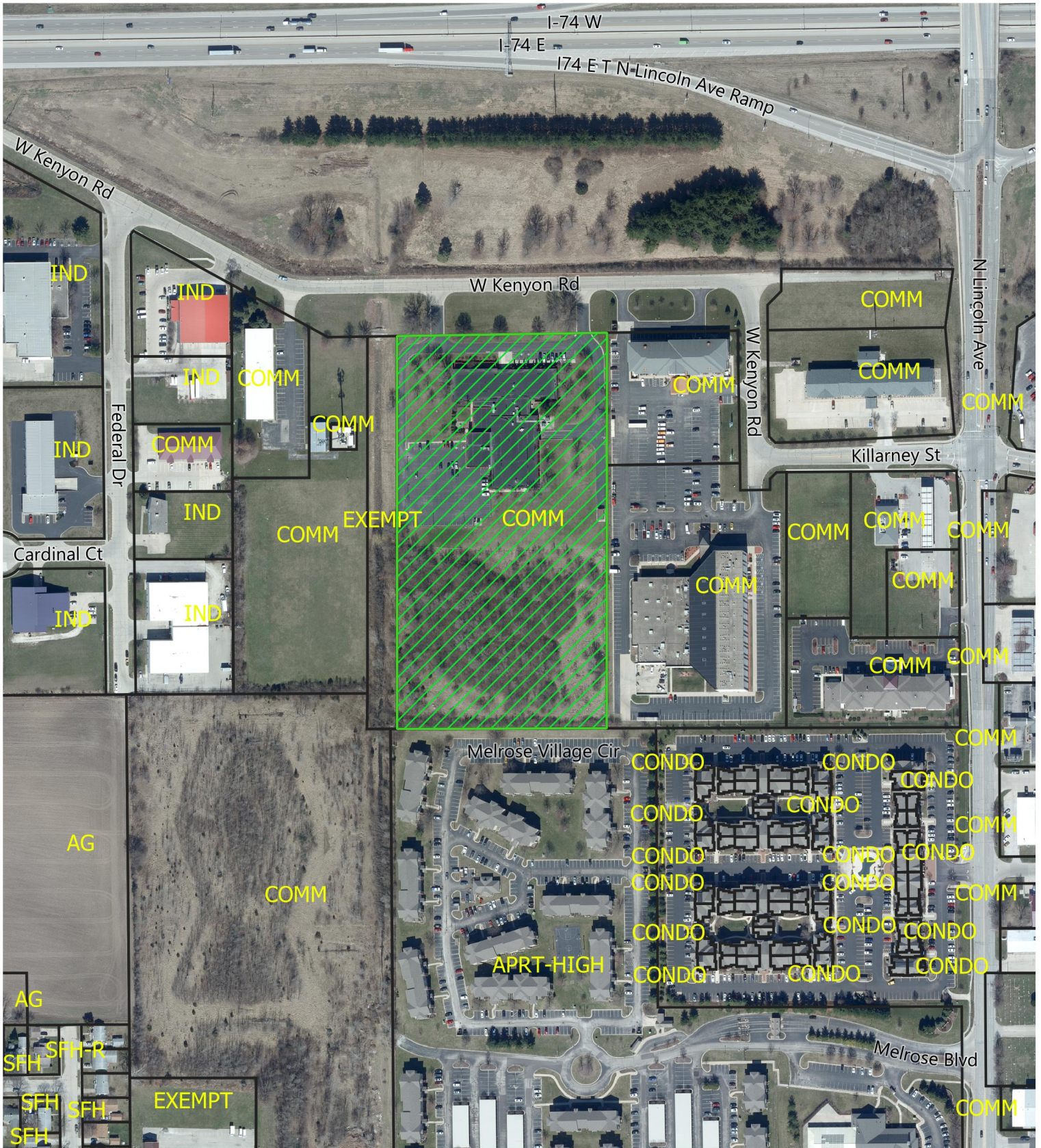
DATE: 08/15/2011

SCALE: 1/8" = 1'-0"

**VITAL SKIN DERMATOLOGY CORPORATE OFFICES  
EXTERIOR RENOVATION & IMPROVEMENT PACKAGE  
1111 W. KENYON ROAD  
URBANA, IL**

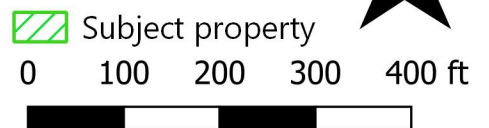
**K&P**  
ARCHITECTURE  
345 N. MAIN ST. URBANA, IL 62501  
TEL: 217.243.1111  
WWW.KAPARCHITECTURE.COM

# Exhibit A - Location & Land Use

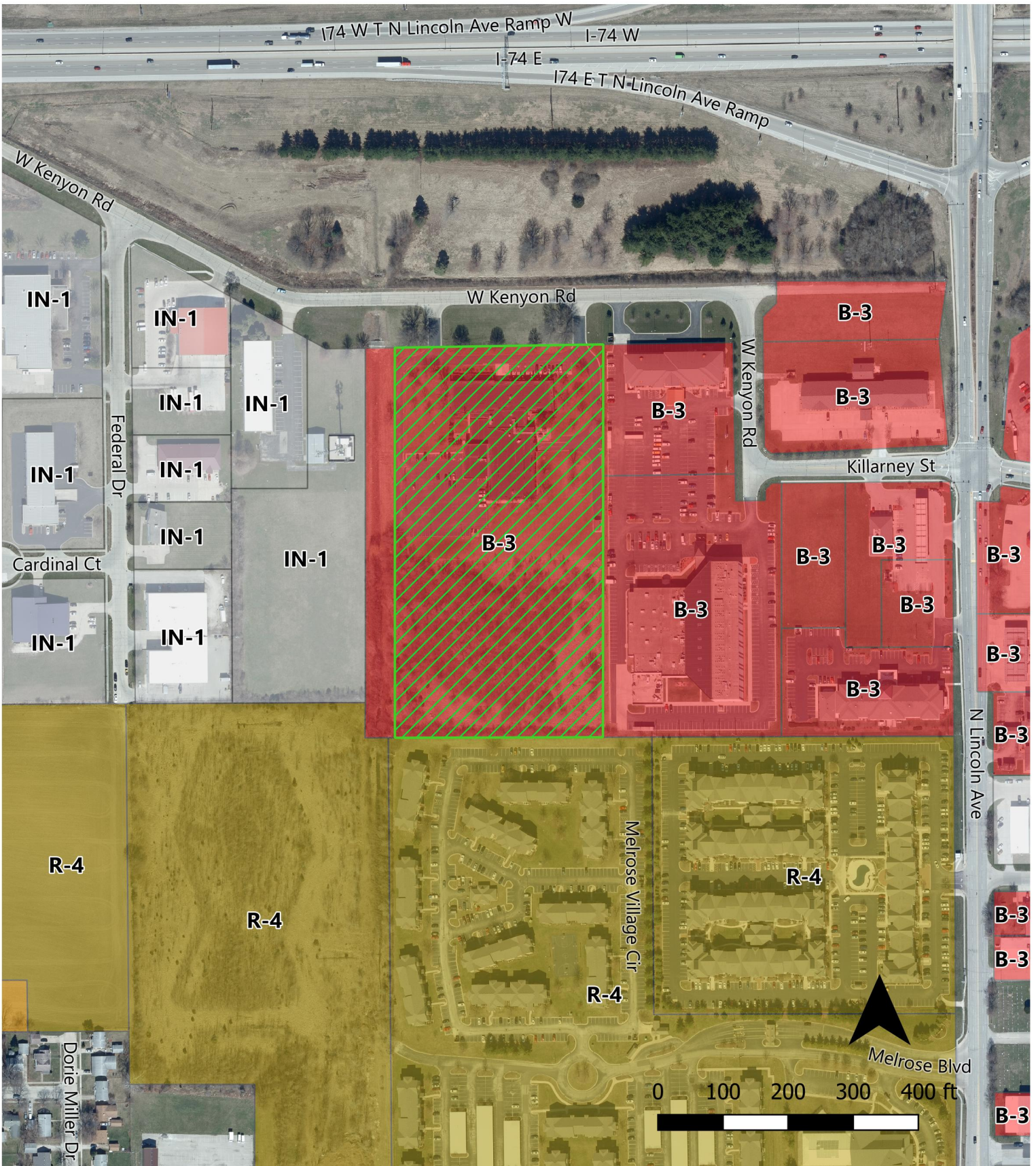


Case: 2404-SU-20  
 Subject: Medical Clinic Special Use Permit  
 Location: 1111 West Kenyon Road  
 Owner: 1111 West Kenyon Rd LLC dba  
 VitalSkin Dermatology

## Legend








# Exhibit B - Current Zoning

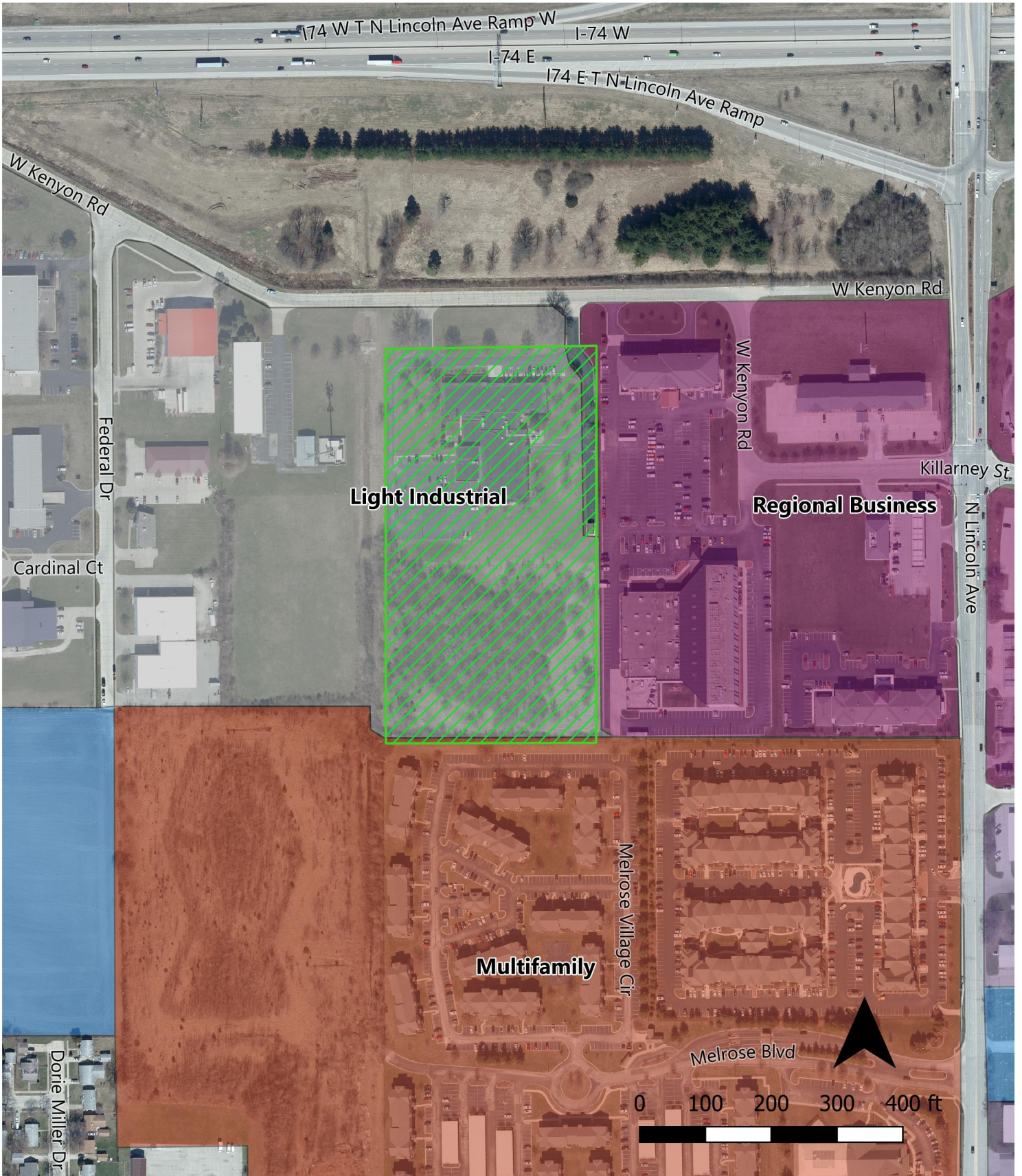


Case: 2404-SU-20  
 Subject: Medical Clinic Special Use Permit  
 Location: 1111 West Kenyon Road  
 Owner: 1111 West Kenyon Rd LLC dba  
 VitalSkin Dermatology

## Legend

-  Subject property
-  IN-1
-  R-3
-  B-3
-  R-4

# Exhibit C - Future Land Use



Case: 2404-SU-20  
Subject: Medical Clinic Special Use Permit  
Location: 1111 West Kenyon Road  
Owner: 1111 West Kenyon Rd LLC dba  
VitalSkin Dermatology

## Legend

 Subject property

# Exhibit D: Application for Special Use Permit

RECEIVED AUG 25 2020



## 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.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 08-25-2020 Plan Case No. 2404-SU-20  
Fee Paid - Check No. 25833 Amount \$200.00 Date 08-25-2020

### 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 \_\_\_\_\_ of the Urbana Zoning Ordinance to allow *(Insert proposed use)* Medical Clinic on the property described below.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): David Line Phone: 217-840-6934  
Address (street/city/state/zip code): 1111 W. Kenyon Rd. Urbana, IL  
Email Address: david.line@vitalskinderm.com

#### 2. PROPERTY INFORMATION

Address/Location of Subject Site: 1111 W. Kenyon Rd. Urbana, IL  
PIN # of Location:  
Lot Size: 9.46 acres  
Current Zoning Designation: B-3  
Current Land Use (vacant, residence, grocery, factory, etc): Offices  
Proposed Land Use: Office & Medical Clinic  
Legal Description (If additional space is needed, please submit on separate sheet of paper):

# Exhibit D: Application for Special Use Permit

## 3. CONSULTANT INFORMATION

**Name of Architect(s):** KAP Architecture LLC

Phone: 217-357-6005

Address (*street/city/state/zip code*): 3019 Village Office Place, Champaign, IL 61822

Email Address: bob@kaparchitecture.com

**Name of Engineers(s):** BKB Engineering- Bryan Bradshaw, PE, PLS

Phone: 217-531-2971

Address (*street/city/state/zip code*): 301 N. Neil St. Champaign, IL 61820

Email Address: bbradshaw@bkbeng.com

**Name of Surveyor(s):**

Phone:

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

Email Address:

**Name of Professional Site Planner(s):**

Phone:

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

Email Address:

**Name of Attorney(s):**

Phone:

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

Email Address:

## 4. REASONS FOR SPECIAL USE PERMIT

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

**The dermatology clinic is directly associated with the corporate office function that the building will share. This location, directly accessible from I-74, will provide convenient access to patients that will be traveling from the surrounding communities. It is also beneficial to the many employees that will be commuting to this location.**

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.

**This location will not be injurious in any sense to the adjacent businesses within this district. There is nothing extraordinary about medical clinics closely associated with business, hotel and retail uses. In fact, patients and employees at this facility will increase the economic activity in nearby shops and restaurants, making this beneficial to other established businesses. The size of the clinic will not generate excessive vehicular traffic that would interfere with existing traffic patterns or controls.**

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.

**We are not requesting any changes to the current zoning requirements within this district, other than to use a portion of the building as a clinic. The clinic will be a part of the larger, existing building that is currently being renovated, both on the exterior and interior. The exterior of the building will soon be upgraded to modernize the primary facades to a clean, contemporary look. The design of "boutique" medical clinics and office buildings are very similar in appearance. The character of the entire surrounding district and community will be upgraded once the facility is complete.**

# Exhibit D: Application for Special Use Permit

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

*By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.*

### **CERTIFICATION BY THE APPLICANT**

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

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

### **PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

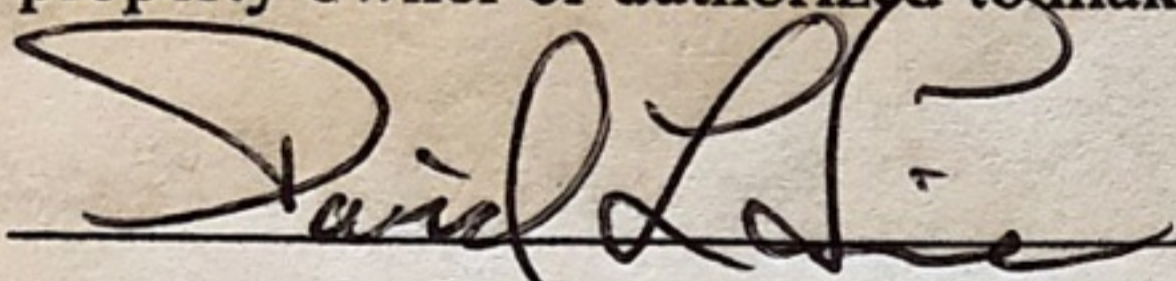
City of Urbana  
Community Development Department Services  
Planning Division  
400 South Vine Street, Urbana, IL 61801  
Phone: (217) 384-2440  
Fax: (217) 384-2367

**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

9/4/20

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



# VITAL SKIN DERMATOLOGY CORPORATE OFFICES INTERIOR RENOVATIONS & IMPROVEMENTS

ISSUED FOR PERMIT: August 21, 2020



## INDEX OF DRAWINGS

<b>General</b>	G1.00	Cover Sheet and Code Study
<b>Architectural</b>	A1.00	OVERALL BUILDING PLAN
	A1.01	BUILDING PLAN - NORTH
	A1.02	BUILDING PLAN - SOUTH
	A1.03	REFLECTED CEILING PLAN - NORTH
	A1.04	REFLECTED CEILING PLAN - SOUTH
	A1.05	ROOM & FLOOR FINISH PLAN& SCHEDULE
	A2.00	RESTROOM ENLARGED PLANS & ELEVATIONS
	A2.01	ENLARGED PLANS & ELEVATIONS
	A2.02	ENLARGED PLANS & ELEVATIONS
	A5.00	DOOR OPENING SCHEDULE AND ELEVATIONS
	A5.01	WALL PARTITION TYPES
	A5.02	WALL AND SUSPENDED CEILING DETAILS
	A5.03	SHELF PARTITION DETAILS
<b>Plumbing</b>	P0.00	PLUMBING DEMOLITION PLAN
	P1.00	PLUMBING WASTE & VENT PLANS & ISOMETRIC
	P2.00	PLUMBING DOMESTIC PLANS
	P6.00	PLUMBING SCHEDULES & DETAILS
<b>Mechanical</b>	M1.00	HVAC PLAN - NORTH
	M1.02	HVAC PLAN - SOUTH
	M6.00	HVAC DETAILS & SCHEDULE
	M6.01	HVAC SPECIFICATIONS
<b>Electrical</b>	E1.00	ELECTRICAL PANEL LOCATIONS AND ONE-LINE
	E1.02	ELECTRICAL POWER PLAN - NORTH
	E1.03	ELECTRICAL POWER PLAN - SOUTH
	E1.04	ELECTRICAL POWER PLAN - ROOF
	E1.05	ELECTRICAL SWITCHING PLAN - NORTH
	E1.06	ELECTRICAL SWITCHING PLAN - SOUTH
	E6.00	ELECTRICAL PANELS, DIAGRAMS, AND SCHEDULES

### CODE INFORMATION:

Use Group: Commercial - 2-8 Occupancy (IBC 2015 (310.1))  
 General Description: 1 Story - Steel frame, 1 story 28 construction  
 Total Gross Square Feet = 40,172 sf

1. The maximum building height in feet shall not exceed the limits set forth in section 504.3 for the building having the smaller allowable height as measured from the grade plane.

Construction Type:	TYPE 2B (602.2) (TABLE 601) & TYPE VA (602.3) (TABLE 601) - Fully Sprinklered (NFPA 13)	0 HR
Allowable Height:	TYPE 2B: 4 stories (7'5" EFT) (Fully Sprinklered NFPA 13) (TABLES 504.3 & 504.4)	0 HR
Actual Height:	TYPE 2B: 1 Story, 22'-6" (CA)	2 HR
Allowable Area:	TYPE 2B: 82,000 sf (Table 506.2) Section 506.1	0 HR
Actual Area:	TYPE 2B: 40,172 sf (CA)	0 HR

Table 28-C Construction Fire Resistance - Primary Structural Frame  
 (Table 506.2) Section 506.1  
 601 & 603

Interior	Non-Exterior	Exterior	Roof Construction & Secondary Members
0 HR	0 HR	0 HR	0 HR
0 HR	2 HR	0 HR	0 HR
0 HR	0 HR	0 HR	0 HR

506 Accessible Means of Egress  
 506.1 Accessible Means of Egress required. Accessible means of egress shall comply with this section. Accessible space shall be provided for the travel of persons with disabilities. Accessible means of egress shall be provided from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress. No exceptions pertain to this project.

506.2 Continuity of Components. Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible route complying with chapter 4.
2. Accessible route complying with chapter 4 and the requirements of the applicable building code.
3. Ramps complying with 405 and the requirements of the applicable building code.
4. Accessible route complying with 506.7 and serving exits at the level of exit discharge.
5. Exterior areas of assisted rescue complying with 506.7 and serving exits at the level of exit discharge.

ZONING: City of Urbana B.3 (Use - Professional/Business Office) (Warehouse/Storage)  
 MAX. F.A.R. = 4.0  
 MAX. FLOOR AREA = 15,000 sq. ft.  
 MIN. SIDE YARD = 5'  
 MIN. REAR YARD = 10'  
 Existing building complies with all above regulations

PARKING: (Table VII-7)  
 Office/Clinic - 258sf/parking spot = 23,594sf = 94  
 (Sec. VII-7 A2(1)) Parking may be reduced by 2 spots when bicycle racks occupy space and are located in a convenient and accessible manner.  
 Min. Spaces Provided 106

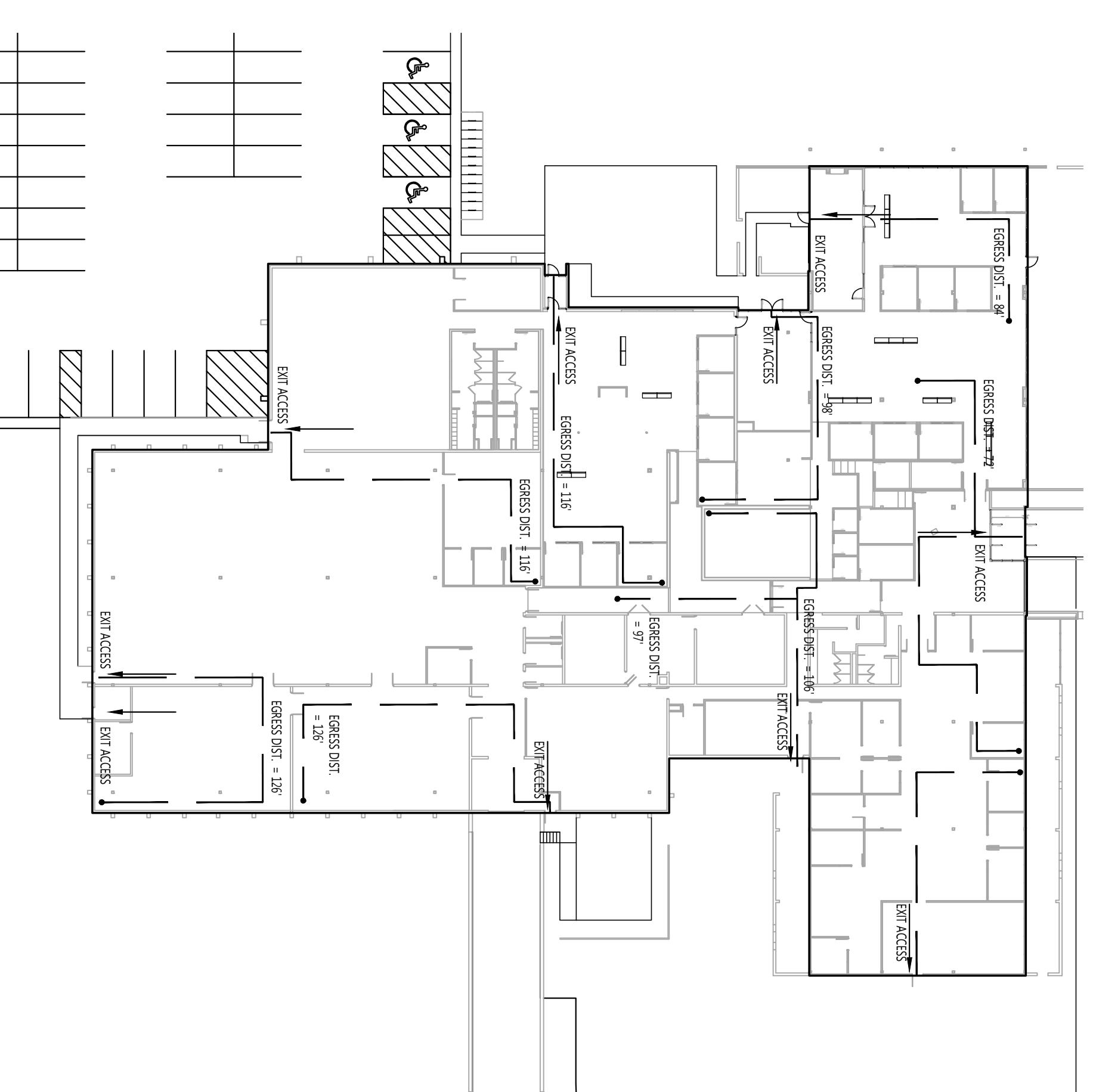
(Table VII-6)  
 Bicycle - 100sf/office/clinic  
 Bicycle = 45k Warehouse  
 TOTAL BICYCLE PARKING 11  
 Min. Spaces Provided 11

### GENERAL NOTES

1. These drawings are intended to be a guide for plan review.
  2. A general code analysis is included on this sheet.
- FIRE SUPPRESSION SYSTEM  
 A complete NFPA 13 fire suppression system is existing in the building.

### APPLICABLE CODES

- 2015 INTERNATIONAL BUILDING CODE with Local Amendments
- 2014 ILLINOIS PLUMBING CODE with Local Amendments
- 2015 INTERNATIONAL MECHANICAL CODE with Local Amendments
- 2015 INTERNATIONAL FIRE CODE with Local Amendments
- 2018 ILLINOIS ENERGY CONSERVATION CODE
- 2014 NATIONAL ELECTRICAL CODE with Local Amendments
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



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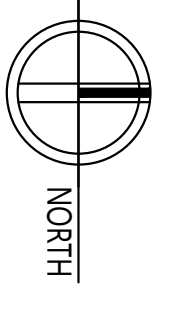
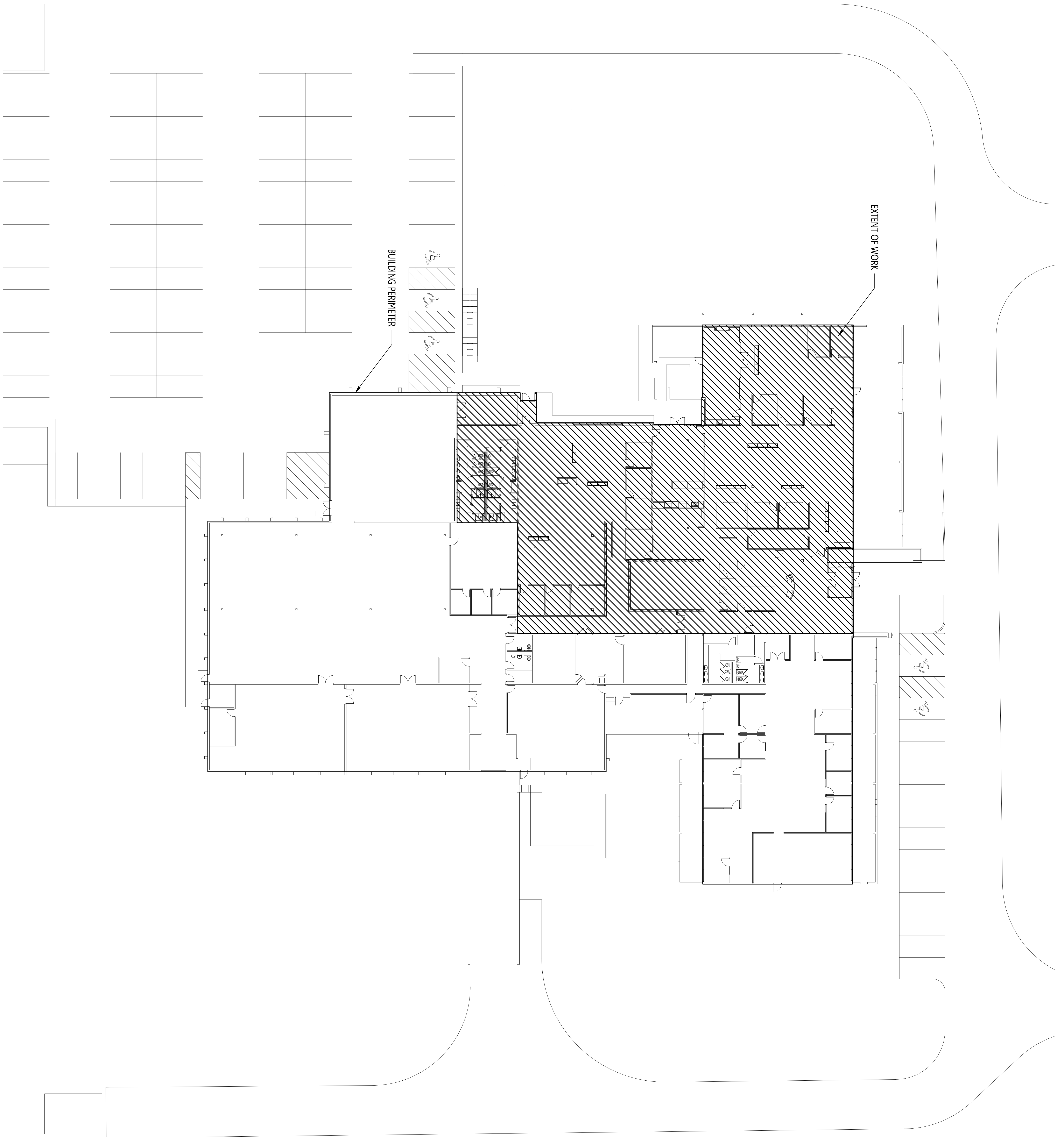
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 ROBERT G. KASOUBER  
 001-013377  
 EXPIRES: DEC 31, 2020  
 August 21, 2020

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 APPROVED BY: BK  
 Sheet Title: COVER SHEET & CODE STUDY

Sheet Number: **G1.00**  
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# Exhibit E - Interior & Exterior Renovation Plans

A  
A1.00  
OVERALL BUILDING PLAN  
SCALE 1/16" = 1'-0"



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Signature: [Signature]

EXPIRES: NOV. 30, 2020

DATE: 06/27/2020

REVISION # \_\_\_\_\_ DATE \_\_\_\_\_

Job Number: 20-442

Stamp: OVERALL BUILDING PLAN

Sheet Number: A1.00

Scale: 1/16" = 1'-0"

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# VITAL SKIN DERMATOLOGY HUB BUILDING EXTERIOR RENOVATIONS & IMPROVEMENTS

## INDEX OF DRAWINGS

<b>General</b>	
G1.00	Cover Sheet and Code Study
<b>Architectural</b>	
A0.00	Site Demolition Plan
A1.00	Site Improvements
A1.01	Overall Floor Plan
A1.02	Roof Plan
A2.00	Exterior Elevation
A2.01	Exterior Elevation - New Entrance
A5.01	Roof Details
A5.02	Wall and Roof Details
A5.03	Wall Sections
A5.04	Facade Details
A5.05	Window Types
A5.06	Site Details
A5.07	Details
S1.00	Structural Work



### CODE INFORMATION:

Use Group: Commercial - 2-8 Occupancy (IBC 2015) (310.1)  
 General Description: 1 Story, Steel frame, Type 2B construction  
 Total Gross Square Feet = 40,172 SF

1. The maximum building height in feet shall not exceed the limits set forth in section 504.3 for the building having the smaller allowable height as measured from the grade plane.

Construction Type:	TYPE 2B (602.2) (TABLE 601.1) & TYPE VA (602.3) (TABLE 601.1) - Fully Sprinklered (NFPA 13)
Allowable Height:	TYPE 2B: 4 stories (7'5" EFT), Fully Sprinklered, NFPA 131 (TABLES 504.3 & 504.4)
Actual Height:	TYPE 2B: 1 Story, 22'-6" (CA)
Allowable Area:	TYPE 2B: 92,000 of (Table 506.2) Section 506.1
Actual Area:	TYPE 2B: 40,172 SF (CA)

Table 28 Construction Fire Resistance - Primary Structural Frame

Roof	1 Hr
Interior	0 Hr
Non-Interior	0 Hr
Interior	0 Hr
Roof	0 Hr
Exterior	0 Hr
Roof Construction & Secondary Members	0 Hr
Interior	0 Hr
Roof Construction & Secondary Members	0 Hr

### 506.2 Community of Components. Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible route complying with chapter 4.
2. Horizontal route complying with the requirements of the applicable building code.
3. Vertical route complying with the requirements of the applicable building code.
4. Accessible route complying with the requirements of the applicable building code.
5. Exterior areas of assessed rescue complying with 506.7 and serving exits at the level of exit discharge.

ZONING: City of Urbana B-3 (Use - Professional/Business Office) (Warehouse/Storage)

MAX FSR = 4.0  
 MIN FRONT YARD SETBACK = 10'  
 MIN REAR YARD SETBACK = 10'  
 EXISTING BUILDING COMPLIES WITH ALL ABOVE REGULATIONS

PARKING: (Table VII.7)  
 Office/Clinic - 2500/parking spot = 15,479sf = 8  
 Warehouse/Storage - 2000/parking spot = 15,479sf = 8  
 (Sec. VII.7 A2)(1) 2000/parking spot = 15,479sf = 8  
 (Sec. VII.7 A2)(2) 2000/parking spot = 15,479sf = 8  
 TOTAL CAR PARKING = 200  
 MIN. SPOTS PROVIDED = 200

(Table VIII.6)  
 Bicycle = 10% Office/Clinic = 20 bicycle parking spots  
 Total Bicycle Parking = 20  
 MIN. SPOTS PROVIDED = 11

GENERAL NOTES

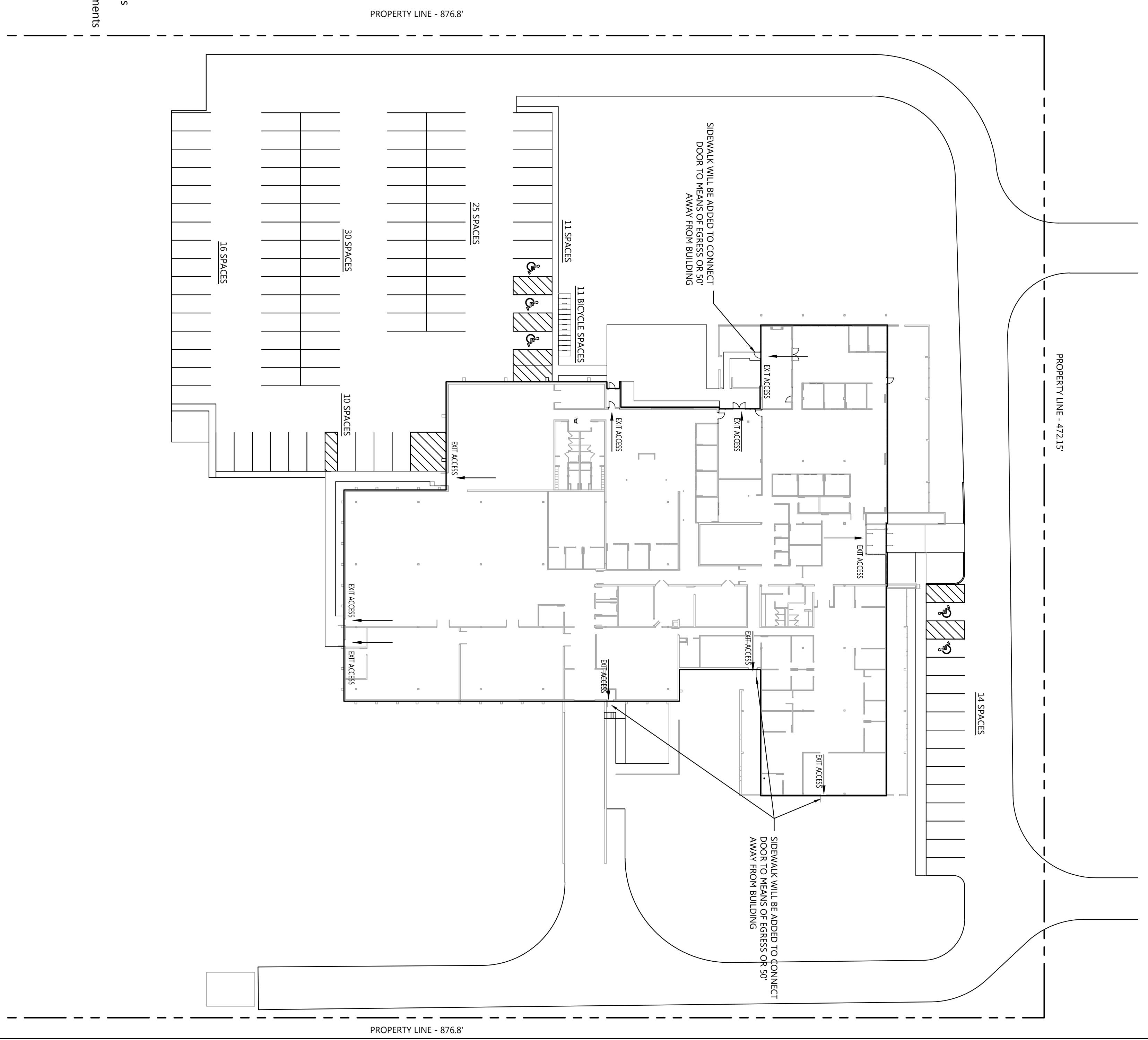
1. These drawings are intended to be a guide for plan review.
2. A stamped code and sign is required on the shop.

FIRE SUPPRESSION SYSTEM  
 A complete NFPA 13 fire suppression system is existing in the building.

Egress: 9 egress doors are provided. Pathways leading to the doors will be upgraded to meet ADA requirements as a portion of the interior improvements package.  
 Corridor: 15 in. per occupant (Section 1005.3.2)  
 402 occupants/ 9 doors = 67" min. (60" provided)

Max. Travel to Exit: 250'  
 Per Section 506 of the 2018 Illinois Accessibility Code

506 Accessible Means of Egress  
 506.1 Accessible Means of Egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one accessible means of egress are provided, the accessible portion of the space shall be served by not less than two accessible means of egress. No exceptions pertain to this project.



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Sheet Number: 20-442

SCALE: AS SHOWN

PROJECT NO.: 301-2020

EXPIRES: 30.01.2020

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

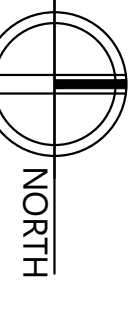
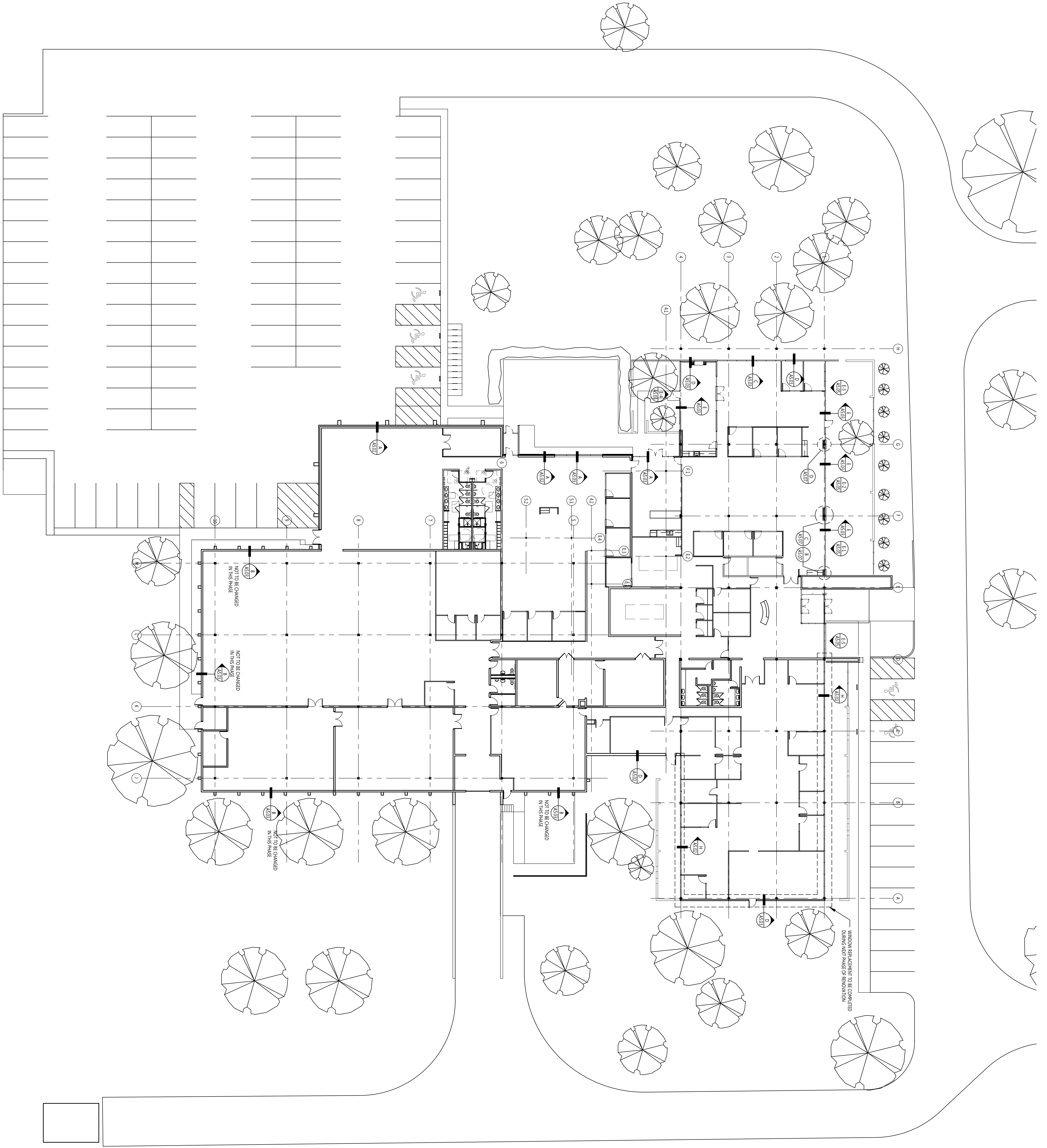
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Number: **G1.00**

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# Exhibit E - Interior & Exterior Renovation Plans

A  
A1.01  
SCALE 1/8" = 1'-0"  
OVERALL BUILDING PLAN



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Job Number: 20-242

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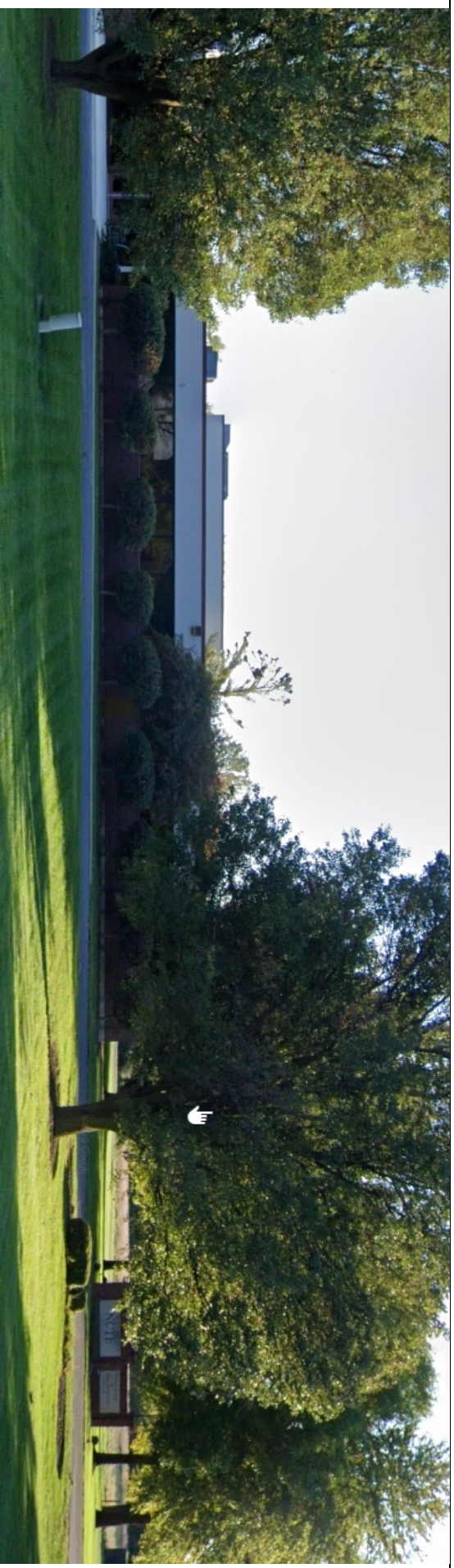
Sheet Number: A1.01

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## Exhibit F – Site Photos



*Figure 1. Looking south across north lawn from West Kenyon Road.*



*Figure 2. Looking south across north lawn - closeup - note mature landscaping.*



Figure 3. Looking west across parking lot..



Figure 4. Looking west along north property line.



Figure 3. Looking southeast across north lawn.

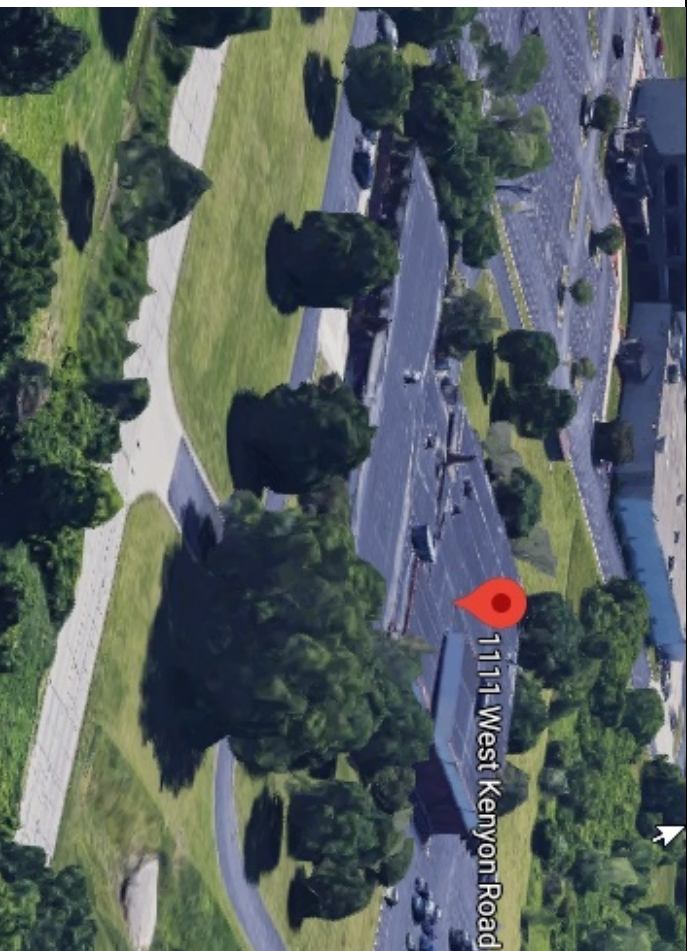


Figure 4. Looking southeast from the sky - note mature landscaping..

# Exhibit G: Plan Commission Meeting Minutes, 9/24/2020 – DRAFT

## MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

**DRAFT**

**DATE:** September 24, 2020

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

**PLACE:** Zoom Webinar

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**MEMBERS ATTENDING REMOTELY:** Dustin Allred, Jane Billman, Andrew Fell, Lew Hopkins

**MEMBER ATTENDING AT CITY BUILDING:** Tyler Fitch

**MEMBERS ABSENT:** Chenxi Yu

**MEMBES EXCUSED:** Jonah Weisskopf

**STAFF PRESENT:** City of Urbana (Host); Kevin Garcia, Principal Planner; Marcus Ricci, Planner II

**OTHERS ATTENDING REMOTELY:** **Kaelob Capel, Bob Kapolnek**, David Line, Gokhul Ranganath

---

## CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Fitch called the meeting to order at 7:01 p.m. Roll call was taken, and there was a quorum present.

## NEW PUBLIC HEARINGS

**Plan Case No. 2404-SU-20 – A request by VitalSkin Dermatology for a Special Use Permit to allow a Medical Clinic at 1111 West Kenyon Road in the B-3, General Business Zoning District.**

Chair Fitch opened the public hearing for this case.

Marcus Ricci, Planner II, presented the staff report for Plan Case No. 2404-SU-20 to the Plan Commission. He explained the purpose of the proposed special use permit request, which is to allow the proposed dermatology clinic as a “hospital or clinic” use in the B-3 (General Business) Zoning District. He noted the location, zoning and land uses of the subject property and of the surrounding adjacent properties. He gave a brief background of the subject property and talked about the proposed use and the three stages of renovations that the applicant has planned for the

# Exhibit G: Plan Commission Meeting Minutes, 9/24/2020 – DRAFT

existing building. He reviewed the requirements for a Special Use Permit according to Section VII-4.A of the Urbana Zoning Ordinance and presented an overview of the project. He read the options of the Plan Commission and presented staff's recommendation for approval including the following condition: *Construction must be in general conformance with the site plan which allocates approximately 6,000 square feet to clinic space, entitled "VitalSkin Dermatology Corporate Offices – Interior and Exterior Renovation & Improvement Package, 1111 West Kenyon Road," dated August 21, 2020 (Exhibit F), or approved revisions of these plans.* He pointed out that David Line and Kaelob Capel were present to answer questions.

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

Mr. Allred asked if there is any history of why the subject property is shown as Light Industrial on the Future Land Use Map. Does staff have any concerns with moving in a different direction? Mr. Ricci stated that he did not have any history of why the property is designated as Light Industrial. He could research this before the case goes before City Council. Chair Fitch pointed out that clinic or hospital is also a special use in the IN-1 (Light Industrial/Office) Zoning District. Kevin Garcia, Principal Planner, read the intent of the Light Industrial zoning designation from the Comprehensive Plan.

Mr. Fell asked about the phrase "approved revisions of these plans" in the recommended condition. He said this could mean an expansion even though Mr. Ricci stated that the planned expansion of the existing building would not be for the dermatology clinic use. Mr. Ricci stated that he could clarify the language in the condition to say 6,000 feet of interior space with no expansion of the exterior or existing footprint.

There were no further questions for City staff. Chair Fitch opened the hearing for public input and explained the procedure. He invited the applicant to address the Plan Commission.

David Line, representative for the applicant raised his hand to speak. He thanked Mr. Ricci, Nick Hanson, Stepheny McMahon and Andrea Ruedi for doing an excellent job of assisting them in this process. They plan to renovate 6,000 square feet of the existing space within the confines of the structure, and they have no plans to expand outside of the footprint for the dermatology clinic. He would answer any questions that the Plan Commission may have. There were none.

With there being no further comments or questions from the public, Chair Fitch closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Mr. Fell expressed concern about the wording of the condition. However, if City staff is comfortable with the language, then he is okay with it. Mr. Ricci suggested striking "or approved revisions of these plans" which leaves the standard language requiring construction to be in general conformance with the site plan attached in the written staff report. This allows staff to approve small changes, but if the changes are large, then the applicant would be required to come back to the Plan Commission. Several members agreed this change would be acceptable.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2404-SU-20 to the Urbana City Council with a recommendation for approval with the condition that *Construction must be in general conformance with the attached site plan which allocates approximately 6,000 square feet to clinic space, entitled "VitalSkin Dermatology Corporate Offices – Interior and Exterior*



# Exhibit G: Plan Commission Meeting Minutes, 9/24/2020 – DRAFT

*Renovation & Improvement Package, 1111 West Kenyon Road,” dated August 21, 2020 (Exhibit F).* City staff shall delete “*or approved revisions of these plans*” and rely on the standard language. Mr. Fell seconded the motion. Roll call on the motion was as follows:

Mr. Hopkins	-	Yes	Mr. Allred	-	Yes
Ms. Billman	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes			

The motion passed by unanimous vote. Mr. Ricci noted that this case would be forwarded to City Council on October 12, 2020.