



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Rebecca Bird, Planner I

DATE: May 12, 2011

SUBJECT: **ZBA Case 2011-C-01:** a request by Bryan Wilcox for a Conditional Use Permit to allow an “Engineering, Laboratory, Scientific and Research Instruments Manufacturing” business to operate at 722-726 Killarney Street (Lincoln Commerce Center) in the B-3, General Business District.

Introduction

The applicant, Bryan Wilcox, proposes to establish “The Product Manufactory” in an existing building known as the Lincoln Commerce Centre at 702-732 Killarney Street. The Product Manufactory is a shared workspace for product development. The Product Manufactory will sell access to machine tools and space purposes to entrepreneurs, businesses, private individuals, and students to design and construct product prototypes. (Brochure attached as Exhibit E.) The Lincoln Commerce Centre is located north of the intersection of Killarney Street and Linview Avenue. The applicant is proposing to lease 10,850 square feet of space, addressed as 722-726 Killarney Street, in the Lincoln Commerce Centre to establish The Product Manufactory.

Background

The subject site is zoned B-3, General Business. Table V-1, Table of Uses, in the Urbana Zoning Ordinance does not include a service business for prototyping purposes. According to Section V-1 of the Urbana Zoning Ordinance, in the case of a use not specified in the Table of Uses, the Zoning Administrator shall determine the use in the table to which the proposed use is most similar. The proposed use shall then be subject to the regulations of the listed use to which it is most similar. The Zoning Administrator has determined that the proposed use is most similar to “*Engineering, Laboratory, Scientific and Research Instruments Manufacturing,*” which is allowed as a conditional use in the B-3, General Business Zoning District. Engineering, Laboratory, Scientific and Research Instruments Manufacturing is also allowed by a conditional use permit in the B-3U, B-4 and B-4E Zoning Districts. The IN, Industrial Zoning District is the only zoning district where such a business is allowed by right. Pursuant to Section VII-2 of the Urbana Zoning Ordinance, conditional uses must be authorized by the Zoning Board of Appeals.

Description of the Existing Site

The building at 702-732 Killarney Street is a multi-tenant facility and contains 46,919 square feet. It is currently leased by Carle Foundation Hospital, Prairie Center, and HBM, Inc. (formally SoMat Products). The building is built to accommodate up to 15 tenants. There are 15 primary entrances, each with a different address and a separate rear entrance and loading area. These units have been combined over time to accommodate the current occupants. Each of the current leased areas is served by separate mechanical systems.

Parking is provided in both the front and rear of the building. At the rear of the building, a loading area and dock is provided for each of the 15 individual units. This area is now used mainly for employee parking and is striped accordingly. Adequate parking for all the occupants in the building can be accommodated on-site.

Surrounding Properties

There is a mix of commercial and industrial zoning and land uses in the surrounding area. Land to the north is zoned B-3, General Business and is developed as a hotel. Land to the west is also zoned B-3 and is developed as a restaurant. The property to the east, across Killarney Street, is undeveloped land and is zoned B-3, General Business. There is both B-3, General Business and IN, Industrial zoning to the south, across Killarney Street. Properties to the south are a mix of commercial and light industrial uses.

The following chart, along with the attached exhibits, offers a more detailed summary of the surrounding zoning and land uses.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	B-3, General Business	Offices	Light Industrial/Office
North	B-3, General Business	Super 8 Motel	Regional Business
South	B-3, General Business IN, Industrial	Andrea's Harley-Davidson Jericho Missionary Baptist Church	Regional Business Light Industrial/Office
East	B-3 General Business	Undeveloped land	Light Industrial/Office
West	B-3, General Business	Urbana Garden Family Restaurant	Regional Business

Discussion

The applicant is proposing to occupy 10,850 square feet of space that has recently been vacated by Carle Foundation Hospital. The space consists of three of the original 15 units, containing both office and warehouse areas. The applicant is proposing an interior remodel to create a shared workspace as well as private workspaces that may be rented to businesses or for larger projects. The plans also include a small retail store which will sell parts, hardware, and raw materials to customers. There will also be a lounge,

kitchen, and conference room available for customers to use. The applicant anticipates 5 employees to start (consisting of the founding members), possibly expanding to include one or two part-time employees in the future. For further information about The Product Manufactory, please see the attached brochure. All renovations will need to meet the Urbana Building Code.

The general purpose and intent of a conditional use permit is to allow a use which is deemed potentially appropriate and compatible with uses permitted by right in the zoning district in which it is located, but because of its potential impact on the district requires individual consideration and regulation. Since the proposed conditional use permit involves the renovation of an existing space within an existing building, such development regulations as lot size, lot width, structure height, floor area ratio, open space and setbacks will not change and therefore have not been analyzed. The Lincoln Commerce Centre is situated in an area that is primarily developed and used for commercial and light industrial uses. The proposed location of The Product Manufactory in an existing building will not visually impact the surrounding area. Additional traffic will be generated due to customers, employees, and deliveries to and shipments from the business. This traffic can be accommodated on site. Based on the nature of the proposed use and the proposed location, there will be little to no impact on surrounding uses and the B-3 Zoning District as a whole.

Requirements for a Conditional Use Permit

According to Section VII-2 of the Urbana Zoning Ordinance, an application for a conditional use permit shall demonstrate the following:

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

The proposed use will be conducive to the public convenience at this location because it will be located in an area appropriate for this type of business and in a building that has been constructed for the type of use proposed. The Lincoln Commerce Centre has been designed so that public access is from the front of the building and is therefore separated from delivery and non-public functions. The site is located within a short distance of Lincoln Avenue and I-74, both of which provide appropriate routes for customer access and product delivery.

- 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 use will not be unreasonably injurious or detrimental to the B-3, General Business district or to the public welfare. As noted by the applicant, "Machines which generate dust and smoke will have suitable dust collection systems installed. Any machines which generate loud noises will be contained within sound absorbing enclosures so as to eliminate disturbance to adjacent property." In addition, waste will be disposed of in accordance with applicable regulations. Since the business is to be located in an existing building that will only require interior renovations to accommodate the proposed use, the business will be operated in a manner that will not be noticeable from the street and surrounding area. There will be increased traffic as a result of the business; however, this will be accommodated on site.

- 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-3.*

A use designated as a conditional use has been determined to be potentially appropriate and compatible with uses permitted by right in the zoning district in which it is located, but requires special consideration because of its potential impact. In this case the proposed use will preserve the essential character of the B-3 Zoning District. The proposed location is situated in an area developed with commercial and industrial uses for which the proposed use is compatible. The business is proposed to be located in an existing building. There are no renovations or changes proposed that will impact applicable regulations and standards. The Urbana Zoning Ordinance requires one parking space for every 1,000 square foot of floor area for industrial uses. The subject site already accommodates the required parking for the proposed use. All proposed interior renovations needed to accommodate the proposed use will meet the Urbana Building Code.

Consideration

According to Section XII-2, the Zoning Board of Appeals shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the conditional use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Zoning Board of Appeals may also impose 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 the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards;
7. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. The subject property is zoned B-3, General Business. The Urbana Zoning Ordinance allows "*Engineering, Laboratory, Scientific and Research Instruments Manufacturing*" as a conditional use in the B-3 Zoning District.
2. The proposed use is to be located in an existing building. Only interior renovations are proposed.
3. The proposed use is conducive to the public convenience at the location because it will be located in an area that is developed with compatible commercial uses and is accessible to routes appropriate for customer and delivery vehicles.

4. The proposed use conforms to the applicable regulations and standards of and preserves the essential character of, the zoning district in which it is located.
5. The proposal use will not pose a detriment to the B-3, General Business Zoning District in which it is proposed to be located.

Options

The Zoning Board of Appeals has the following options in Case No. ZBA-2011-C-01:

1. Grant the conditional use as submitted; or
2. Deny the conditional use as submitted; or
3. Grant the conditional use along with any additional conditions and requirements as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.

Staff Recommendation

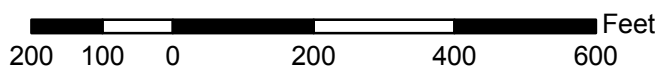
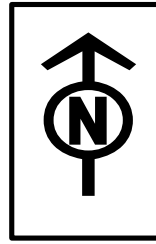
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **GRANT** the proposed conditional use in case ZBA-2011-C-01 for the reasons articulated above and with the following conditions:

1. All proposed renovations meet the Urbana Building Code.
2. Appropriate dust collection systems are installed.
3. Appropriate sound absorbing enclosures are installed.

Attachments: Exhibit A: Location Map and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Application for Conditional Use Permit
Exhibit E: Photos
Exhibit F: Brochure for *The Product Manufactory*

cc: Bryan Wilcox, 1106 E Pin Oak Dr, Mahomet, IL 61853

Exhibit A: Aerial & Land Use Map

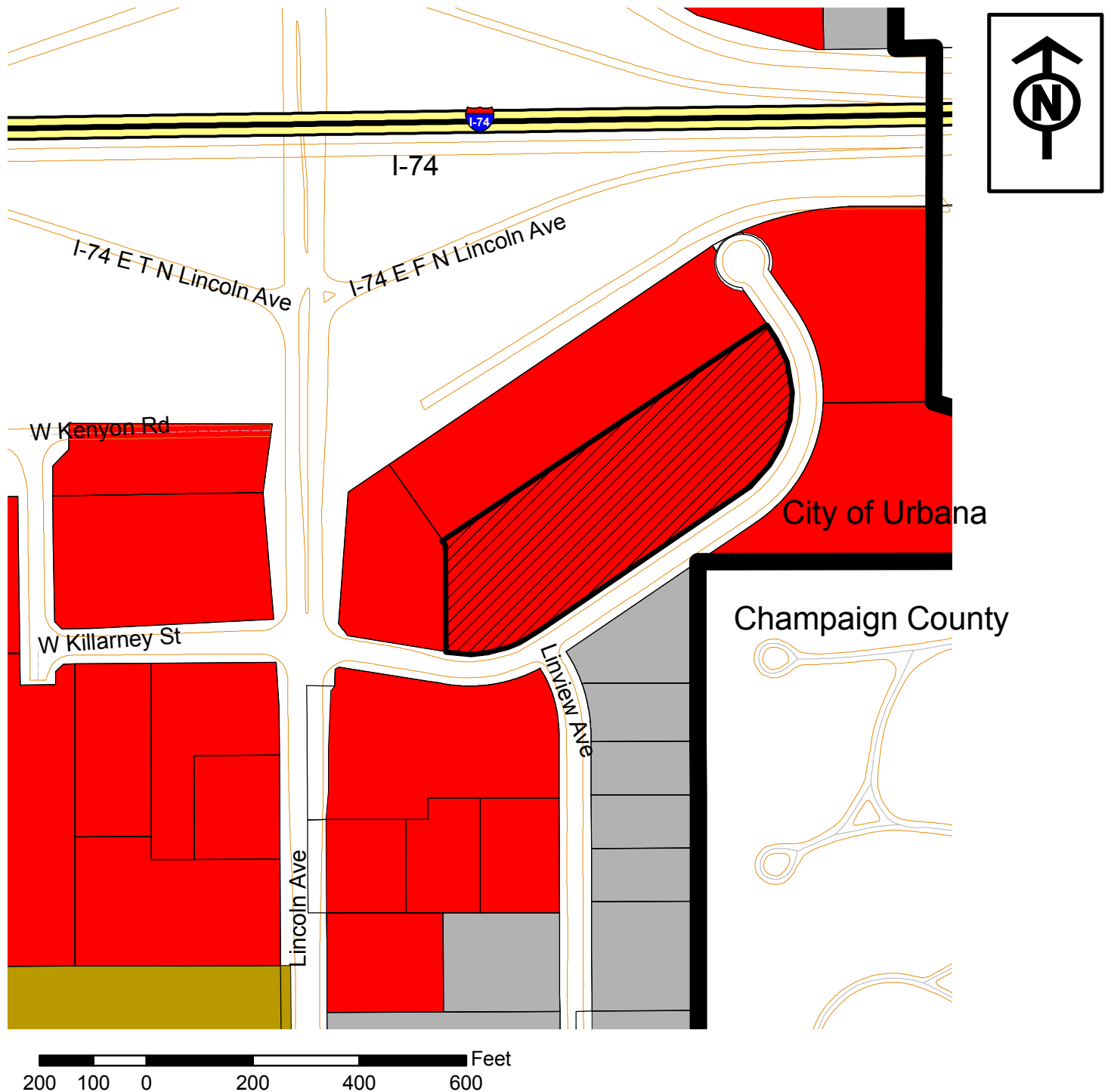


Case: ZBA-2011-C-01
 Subject: Conditional Use Permit to allow
 The Product Manufactory
 Location: 702-732 Killarney Street, Urbana
 Petitioner: Bryan Wilcox

 Subject Property
 Corporate Limits
 COM Commercial
 UN-DEV'T Un-Developed

Prepared 4/25/2011 by Community Development Services - rlb

Exhibit B: Zoning Map



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Prepared 4/25/2011 by Community Development Services - rlb






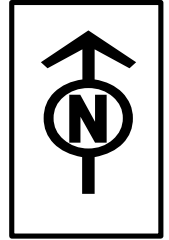
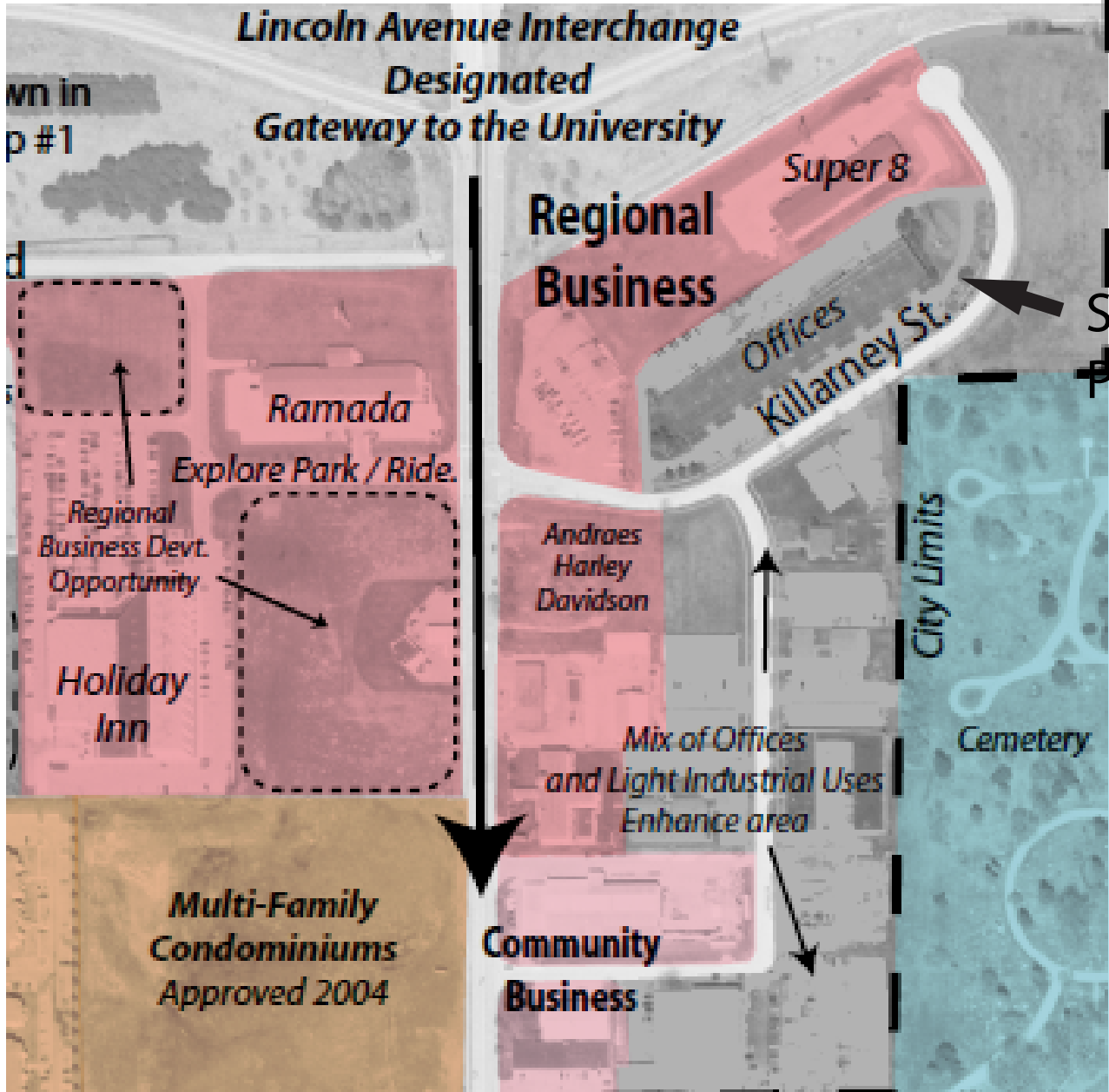
-  Subject Property
-  Corporate Limits
-  B3-General Business
-  R4-Med Density MF Res
-  Industrial

Exhibit C: Future Land Use Map #3



Subject Property



Case: ZBA-2011-C-01
Subject: Conditional Use Permit to allow
The Product Manufactory
Location: 702-732 Killarney Street, Urbana
Petitioner: Bryan Wilcox

Prepared 4/25/2011 by Community Development Services - rlb



Application for Conditional Use Permit

Zoning Board Of Appeals

APPLICATION FEE - \$125.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 04-20-2011 ZBA Case No. ZBA-2011-C-01
Fee Paid - Check No. 550 Amount \$125.00 Date 04-20-2011

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A CONDITIONAL USE PERMIT is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use or Construction Purpose)* research, development, and limited manufacturing of product prototypes and electronic equipment on the property described below, and in conformity with the plans in the permit application.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **BRYAN WILCOX** Phone: **217-417-2578**
Address (street/city/state/zip code): **1106 E PIN OAK DR., MAHOMET, IL 61853**
Email Address: **BRYAN.WILCOX@ERDEINC.COM**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **LESSEE**

2. OWNER INFORMATION

Name of Owner(s): **BANK ILL TRUST # 031-413-217, C/O CBC DEVONSHIRE REALTY.
GENE LAMB, MURIEL COZAD, TOM HARRINGTON SR. AND ANDREA HARRINGTON.**
Phone: **217-352-7712**
Address (street/city/state/zip code): **P.O. BOX 140, CHAMPAIGN, IL 61824-0140**
Email Address: **ZACH.WETHERELL@CBCDR.COM**

Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: 702-732 KILLARNEY ST. URBANA, IL

*specific address for
The Product Manufactory
722-726 Killarney St.*

PIN # of Location: 91-21-05-302-007

Lot Size: 4.24 Acres

Current Zoning Designation: B-3 (GENERAL BUSINESS)

Current Land Use (vacant, residence, grocery, factory, etc): OFFICE/WAREHOUSE

Proposed Land Use: ENGINEERING, LABORATORY, SCIENTIFIC, AND RESEARCH
INSTRUMENTS MANUFACTURING” AND “ELECTRONICS AND RELATED
ACCESSORIES

Legal Description: The Southeasterly 249.00 feet of Lot 2 of Lincoln Centre, Champaign
County, Illinois as recorded in Book Z at Page 70, said 249.00 feet measured perpendicularly to
the Southerly Line of Lot 2.

CONSULTANT INFORMATION

Name of Architect(s): Phone:

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

Email Address:

Name of Engineers(s): Phone:

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

Email Address:

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:

REASONS FOR CONDITIONAL USE PERMIT

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

The Product Manufactory is a service business which sells access to machine tools and space for prototyping purposes. Customers using this service include product-based businesses, students, hobbyists, and entrepreneurs. This location provides convenient access to customers with private vehicles via the adjacent I-74 and Lincoln Ave. interchange. For those without private transportation, the MTD 22 and 220 bus lines pass directly in front of this address.

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.

Access will be controlled at entrances so that only qualified persons are able to enter the operating area. All persons entering the space will be made aware of any personal protective equipment required, such as safety glasses, dust masks, or hearing protection. The equipment contained within The Product Manufactory will be suitably guarded and maintained so as to ensure safe operating condition. All wastes will be responsibly disposed of in accordance with applicable regulations and manufacturer recommendations. Machines which generate dust and smoke will have suitable dust collection systems installed. Any machines which generate loud noises will be contained within sound absorbing enclosures so as to eliminate disturbance to adjacent property.

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 (except where such regulations and standards may be modified by Section VII-3 of the Urbana Zoning Ordinance, 1979).


The Product Manufactory is not a production facility. It is better described as a creative workspace with the tools and equipment necessary to create artifacts from ideas. The Product Manufactory will offer services attractive to businesses but also to members of the general public, such as students, hobbyists, and entrepreneurs. The atmosphere and environment of The Product Manufactory will be bright, open, and inviting and will contribute positively to the ambient qualities of the surrounding space.

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

4-20-2011
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

Exhibit E: Site Photos



Figure 1. Lincoln Commerce Center, front facade



Figure 2. Entrances to 722 & 724 Killarney St



Figure 3. Lincoln Commerce Center, rear façade, loading docks & parking

The Product Manufactory

The people behind The Product Manufactory:

Mercedes Mane is an electrical engineer with extensive experience in hardware and is able to work with just about any type of equipment.

Bryan Wilcox is a mechanical engineer with diverse design experience and expertise in many production processes.

Kay Chen is a software expert and optimizes our computing processes behind the scenes.

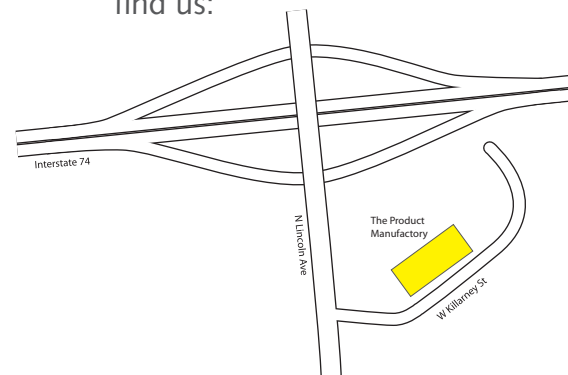
Johann Rischau is an industrial designer and expert in advanced woodworking and model making.

Anna Gutsch is a color and industrial designer with an expertise in conceptual design which she uses to combine color, shape and materials into coherent products.



picture: Andreas Koerner

This is where you
find us:



Helping visions become reality

A shared workspace with professional equipment for
Entrepreneurs, Businesses, Private Individuals and Students



Picture: Andreas Koerner

The advantage of sharing:

Sharing is a powerful social behavior and absolutely necessary to our everyday life. We share the roads, the air, public spaces, and much more.

What if we could share workspace and equipment as well? What sort of things might become possible?

New companies would have an easier time getting started. Businesses and hobbyists could access equipment they previously could not afford. Students could develop skills on the tools currently used in the industrial workforce.

The Product Manufactory is working to make this vision a reality. Our pleasant, productive, and collaborative environment will enhance your abilities and strengthen our community.

The Product Manufactory

offers everything you need for professional product development, in one location, at affordable prices. Our convenient facilities and flexible machines generate incredible value, enabling you to build and ship projects without having to spend a lot of money. To further help you achieve your goals, we also offer training, workshops, and on-site expertise for all of the available equipment. Co-located, private spaces may be rented for businesses and larger projects. Additional benefits for those using The Product Manufactory as part of a business include priority hours during the day and services such as shipping and receiving, reception, printing, and copying. We also have a small retail store on site offering parts, hardware, and raw materials.

EQUIPMENT AND PROCESSES

- CNC and rapid prototyping equipment
- Laser cutting and etching
- Metal cutting, milling, and welding
- Wood cutting and milling
- Electronic circuit construction and testing
- Surface finishing tools and fume hood
- Graphic design and photography studio
- Workspaces for clay and plaster
- Plastic casting, forming, and molding
- Glass fusing
- Computer work stations
- Equipped and ergonomic worktables

ADDITIONAL AMENITIES*

- Shipping and receiving
- Lockable material and parts storage
- Comfortable lounge and well-equipped kitchen
- 24/7 access available
- On-site expert machinists and modelmakers
- Access to group discounts on parts and materials
- Private, secure workspace available
- Conference room for meetings
- Copy, printing, and binding services

*some services may require extra charge

FLEXIBLE ACCESS PLANS**

BUSINESS / FULL TIME

- DAILY (M-F) \$50
- DAILY (WKD) \$50
- MONTHLY \$200
- YEARLY \$2,160
- TENANT/mo. \$2,500

STUDENT / HOBBYIST*

- DAILY (M-F) \$10 / \$15
- DAILY (WKD) \$15 / \$25
- MONTHLY \$50 / \$120
- YEARLY \$540 / \$1,320

*evenings and weekends

**prices subject to change