



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
Lily Wilcock, Planner I

DATE: January 23, 2020

SUBJECT: **An Ordinance Approving a Major Variance (Plasma Facility Sign at 907 N. Lincoln Ave. – ZBA-2019-MAJ-12)**
An Ordinance Accepting the Dedication of Right-Of-Way (907 North Lincoln Avenue)

Introduction

Stough Real Estate Holdings, LLC (“Stough”) requests a Major Variance to construct a freestanding commercial sign for their new plasma collection facility at 907 North Lincoln Avenue. Freestanding signs are allowed in the R-5, Medium-High Multiple-Family Residential zoning district for institutional and residential uses¹. Stough requests the sign to help people find their building.

Stough was recently granted a Special Use Permit² (SUP) by City Council on December 2, 2019, to allow a plasma collection facility in the R-5, Medium-High Multiple-Family Residential zoning district.

Background

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

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

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

¹ As per Section IX-4 of the Urbana Zoning Ordinance.

² Ordinance Number 2019-12-069

Description of the Site and Surrounding Area

The site is approximately 2.6 acres, and is located on the west side of Lincoln Avenue between Fairlawn Avenue and King Park. Nearby are two area hospitals, apartment buildings, many one- and two-family residences, and businesses on University and North Lincoln Avenues.

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

Location	Zoning	Existing Land Use	Future Land Use
Site	R-5, Medium-High Multiple-Family Residential	Vacant	Community Business
North	CRE, Conservation-Recreation-Education	King Park	Residential
South	R-5, Medium-High Multiple-Family Residential	Multiple-Family Residential Building	Community Business
East	R-2, Single-Family Residential	Single-Family Homes	Residential
West	R-2, Single-Family Residential	Single-Family Homes	Residential

Discussion

Site History

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

On December 2, 2019, City Council unanimously approved a Special Use Permit for a Medical Clinic at the site.

Signs in the R-5 Zoning District

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

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

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

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

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

The former care center sign was closer to the Lincoln Avenue, likely on the property line, and internally illuminated. Size dimensions and height are unknown.

The applicant has submitted sign plans from another plasma facility they have built, and has indicated they would like to build the same style of sign at their 907 North Lincoln Avenue location (Exhibit F). The sign would need to be no more than five feet tall and six feet wide, built at least eight feet from the property line, and constructed with a brick base and aluminum shell. These dimensions would meet the above guidelines.

Major Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria.

1. Are there special circumstances or practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance?

Though the intent of the R-5 zoning district is to allow primarily residential uses, some non-residential uses are allowed, often with Special or Conditional Use Permits. However, no non-institutional freestanding signs are allowed in the R-5 district, which seems to contradict the intent to allow some non-residential uses in the district. While Stough has special permission to build a plasma facility, they are not allowed to have any signs without a variance. This is a special circumstance and a practical difficulty in applying the Zoning Ordinance.

2. The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof, which is not generally applicable to other lands or structures in the same district.

Most uses allowed in the R-5 zoning district are residential, with only a small number of non-residential uses allowed by Special or Condition Use Permit. Allowing a non-residential development in the R-5 zoning district, but not allowing any signs for said development is a special circumstance that would unnecessarily burden a business or medical clinic attempting to locate in the R-5 zoning district.

3. The variance request is not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.

The applicant did not deliberately create this situation. The situation was created by an inconsistency in the Zoning Ordinance, which allows some non-residential, non-institutional uses in residential districts, but does not allow those uses to have signs.

4. The variance will not alter the essential character of the neighborhood.

The variance will not alter the essential character of the neighborhood or Lincoln Avenue businesses and residential developments. Carle Hospital is a quarter mile away from the subject property and has multiple freestanding and wall signs. The former Family Video site, King Park, and the multi-family building adjacent to this property have freestanding signs. The former senior care center that was located on the subject property until 2012 had a non-institutional freestanding sign.

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

The variance would allow a sign that is facing Lincoln Avenue. The sign will be hidden from view of the homes along Gregory Street by the new building and landscaping. The sign will be 75 feet from the residential properties on the east side of Lincoln Avenue. The sign should not be a nuisance to residents of the multi-family building to the south or park visitors to the north. Finally, the sign's illumination must conform to limits in Article VI of the Urbana Zoning Ordinance. Overall, the variance will not cause a nuisance to adjacent property.

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

The variance represents the minimum deviation from the Zoning Ordinance by requesting a freestanding non-institutional sign in a district that allows freestanding signs only for institutions.

Dedicated Right of Way for Existing Sidewalk

The site plan (Exhibit E) shows a sidewalk on the property. As the new plasma center may bring more foot traffic along this stretch, the City will need access to the sidewalk for repair and maintenance work. Without dedicating right-of-way for the sidewalk, the City would have to negotiate temporary easements with the property owner to perform maintenance on the sidewalk, which will take additional staff time and slow the process of regular maintenance. Staff and the Zoning Board of Appeals recommends a condition that the applicant dedicate right-of-way to the City for the existing sidewalk (see Exhibit G for legal description and map).

Additionally, the staff prepared an Ordinance Accepting the Dedication of Right-Of-Way for 907 North Lincoln Avenue. City Council must approve the Major Variance with the condition to dedicate right-of-way in order to hold the petitioner to carrying out the dedication. Staff will work with the current owner and the petitioner to ensure the agreement is executed.

Zoning Board of Appeals

On January 15, 2020, the Zoning Board of Appeals discussed the location of the sign and care of the existing trees during construction (Exhibit D). The applicant's representative, Matt Deering of Meyer-Capel, LLC, reported to the Zoning Board of Appeals that the applicant agrees with the recommended conditions. After hearing no public input for or against the case, the Zoning Board of Appeals voted unanimously to recommend approval of a Major Variance to the City Council.

Case Summary

1. The property is zoned R-5, Medium-High Multiple-Family Residential; and
2. Stough Real Estate Holdings, LLC, requests a Major Variance to allow a freestanding commercial sign in the R-5, Medium-High Multiple-Family Residential zoning district; and
3. City Council approved a Special Use Permit on December 2, 2019 (Ordinance No. 2019-12-069) with the following conditions: provide a landscape plan with any building permit; build in general conformance with the proposed site plan; and provide a MTD bus shelter along Lincoln Avenue (if MTD determines the location to be appropriate for a bus shelter); and
4. The variance does not serve as a special privilege to the property owner, as some non-residential and non-institutional uses are allowed in the R-5 zone, but signs for those non-residential and non-institutional uses are not allowed; and
5. The property owner did not deliberately create this situation, as the Zoning Ordinance allows non-residential and non-institutional uses, but does not allow signs for those non-residential and non-institutional uses; and
6. The variance will not alter the essential character of the neighborhood, as the proposed use is located near two medical campuses and commercial, institutional, and residential properties, all with freestanding signs; and
7. The variance will not create a nuisance, as it will be difficult to see the sign from adjacent properties and the sign will conform to light-level limitations specified by the Zoning Ordinance; and
8. The variance represents the minimum deviation necessary from the zoning ordinance, as the variance would simply allow a freestanding non-institutional sign in a district that allows freestanding signs only for institutional uses.

Options

The City Council has the following options regarding An Ordinance Approving a Major Variance (Plasma Facility Sign at 907 N. Lincoln Ave. – ZBA-2019-MAJ-12):

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

The City Council has the following options regarding An Ordinance Accepting Dedication of Right-Of-Way (907 North Lincoln Avenue):

1. Approve the Ordinance; or

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

Recommendation

At its January 15, 2020 meeting, the Zoning Board of Appeals voted unanimously to recommend **APPROVAL** of a Major Variance to City Council with the following conditions:

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

Staff concurs with this recommendation.

Attachments: Exhibit A: Land Use Map
Exhibit B: Current Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Board of Appeals Minutes 1/15/2020 (DRAFT)
Exhibit E: Site Plan for Plasma Collection Facility
Exhibit F: Freestanding Sign from KEDPLASMA (Atlanta, GA)
Exhibit G: Legal Description of ROW and Dedication Map
Exhibit H: Application for a Major Variance

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

ORDINANCE NO. 2020-01-001

AN ORDINANCE APPROVING A MAJOR VARIANCE

(Plasma Facility Sign at 907 N. Lincoln Ave. / ZBA Case No. 2019-MAJ-12)

WHEREAS, the Urbana Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the Corporate Authorities to consider applications for a major variance where there is a special circumstance or condition with a parcel of land or a structure; and

WHEREAS, the Stough Real Estate Holdings, LLC, has submitted a petition for a major variance to allow a freestanding commercial sign in the R-5, Medium-High Density Multi-Family Residential Zoning District; and

WHEREAS, the Zoning Board of Appeals held a public hearing on such petition at 7:00 p.m. on January 15, 2020, in ZBA Case No. 2019-MAJ-12; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Zoning Board of Appeals voted seven (7) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested variance with two conditions; and

WHEREAS, the City Council finds that the requested variance conforms with the major variance procedures in Article XI, Section XI-3(C)(2)(d), of the Urbana Zoning Ordinance; and

WHEREAS, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has made the following findings of fact:

1. The property is zoned R-5, Medium-High Multiple-Family Residential.
2. Stough Real Estate Holdings, LLC, requests a Major Variance to allow a freestanding commercial sign in the R-5, Medium-High Multiple-Family Residential zoning district; and
3. City Council approved a Special Use Permit on December 2, 2019 (Ordinance No. 2019-12-069) with the following conditions: provide a landscape plan with any building permit; build to general conformance with the proposed site plan; and provide a MTD bus shelter along Lincoln Avenue; and
4. The variance does not serve as a special privilege to the property owner, as there are non-residential and non-institutional uses allowed in the R-5 zone, but signs for those non-residential and non-institutional uses are not allowed; and
5. The property owner did not deliberately create this situation, as the Zoning Ordinance allows non-residential and non-institutional uses, but does not allow signs for non-residential and non-institutional uses; and
6. The variance will not alter the essential character of the neighborhood, as the proposed use is located near two medical campuses and commercial, institutional, and residential properties with freestanding signs; and
7. The variance will not create a nuisance, as it will be difficult to see the sign from adjacent property owners and will conform to light-level limitations specified by the Zoning Ordinance; and
8. The variance represents the minimum deviation necessary from the zoning ordinance, as the variance would simply allow a freestanding commercial sign in a district that does not allow a freestanding commercial sign.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

In ZBA Case No. 2019-MAJ-12, the major variance requested by Stough Real Estate Holdings, LLC, to allow the construction of a freestanding commercial sign in the R-5, Medium-High Density Multi-Family Residential Zoning District, is hereby approved in the manner proposed in the application with the following conditions: that the owner dedicates right-of-way as illustrated in Attachment “A,” and the sign generally conforms to the sign plan in Attachment “B,” and set back at least eight (8) feet from the property line. Such attachments are attached hereto and incorporated herein by reference.

The major variance described above shall only apply to the property located at 907 North Lincoln Avenue, more particularly described as follows:

Commencing at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, Illinois; thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman’s Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision; thence East 302.6 feet to the West line of Lincoln Avenue; thence North 369.05 feet to the point of beginning, except the East 7.0 feet of even width of the South 191.0 feet, as shown on Dedication of Right of Way for Public Road Purposes; recorded August 18, 1994 as Document Number 94R22196, Book 2140, Page 0089. Situated in Champaign County, Illinois.

Commonly known as 907 North Lincoln Avenue
P.I.N.: 91-21-07-282-021

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 with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

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 _____, 2020.

AYES:

NAYS:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2020.

Diane Wolfe Marlin, Mayor

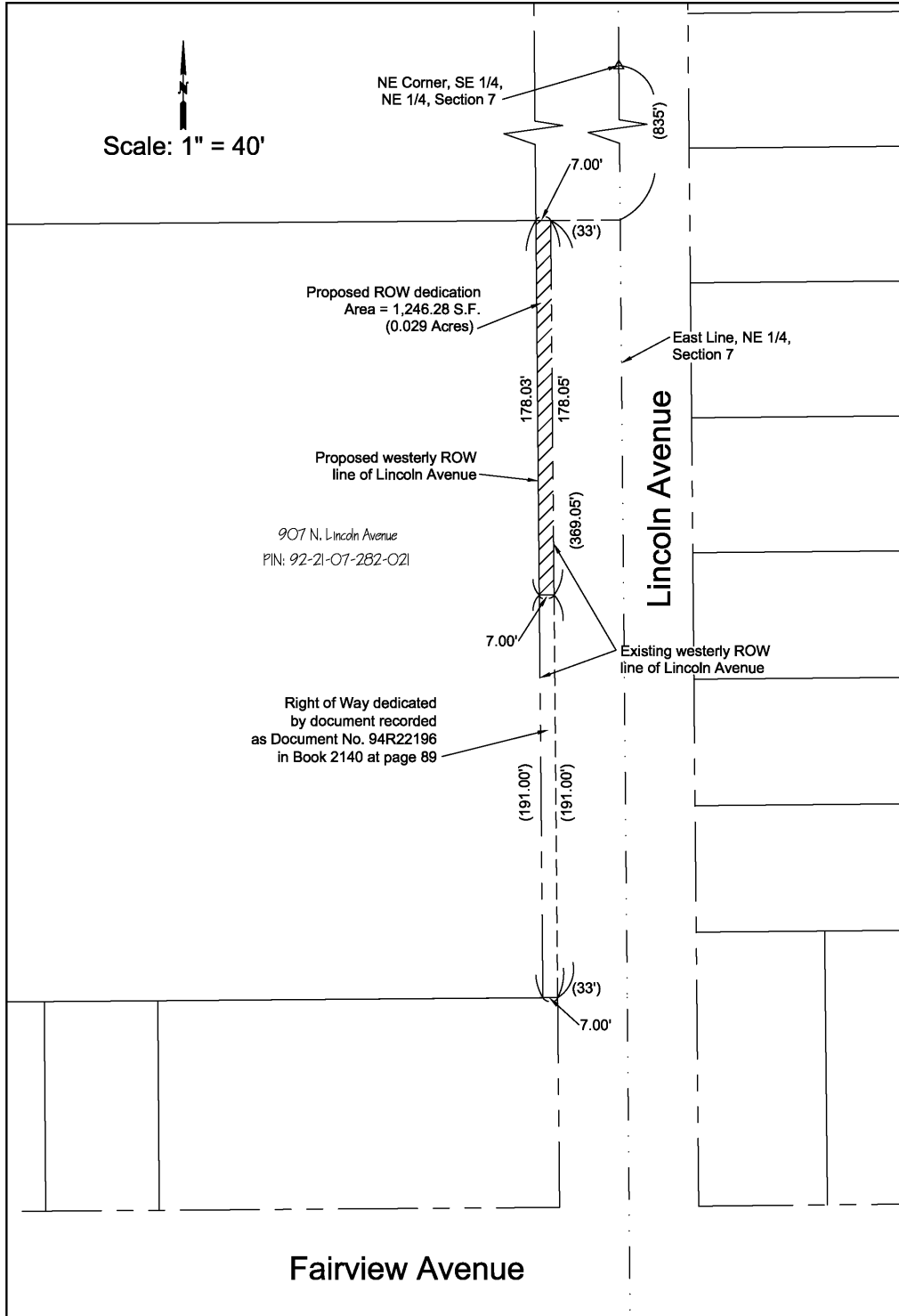
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

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 _____, 2020, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled “An Ordinance Approving a Major Variance (Plasma Facility Sign at 907 N. Lincoln Ave. / ZBA-2019-MAJ-12)” 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 _____, 2020, 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 _____, 2020.

ATTACHMENT A

Dedication of Right of Way



Proposed ROW Acquisition
907 N. Lincoln Avenue

City of Urbana
Public Works Department
Engineering Division

Date: 1/03/2020



ATTACHMENT A

Dedication of Right of Way

Legal Description

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

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

Beginning at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, County of Champaign and State of Illinois, thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision, thence East 302.6 feet to the West line of Lincoln Avenue, thence North 369.05 feet to the point of beginning, all situated in the City of Urbana, County of Champaign, and State of Illinois.

EXCEPT:

The South 191.00 feet thereof.

Said dedication containing 1,246.28 square feet (0.029 acres), more or less, all situated in the City of Urbana, Champaign County, Illinois, and being as shown by a plat hereto attached and considered a part hereof. Being a portion of Permanent Parcel No. 91-21-07-282-021.

ATTACHMENT B

Sign Design

CONCEPT

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

DIVERSIFIED SIGNS & GRAPHICS
www.diversified-signs.com
1123 James Harvey Rd.
R.O. Box 1087
York, SC 29745
Phone : 803.628.1121
Fax : 803.628.1109

DATE:
1/11/2018

PROJECT:
Stough Goup
Exterior Signage
Atlanta, GA

CONTACT:
Michael Paul

DESIGNER:
Lee Yarbrough

Conceptual
Revisions
Final Production

PLEASE NOTE
This drawing must be returned signed & sealed for approval to release to production. Any delay will result in delayed production time. DSGE does not assume responsibility for errors of any kind in regards to approved artwork when being produced, as please request this representation thoroughly to ensure that all the following are correct: color, spelling, etc.
Legend:
Installation Instructions Included on Drawing

UL Underwriters Laboratories Inc. LISTED
ELECTRICAL CODES FOR MANUFACTURING APPROVED
NATIONAL ELECTRICAL CODE (NEC) ARTICLE 605.41(A) LOCAL CODES
THIS INCLUDES PERMITTING, INSPECTION AND RECORDS OF THE JOB

This sign is constructed to be suitable for the following environmental condition:
Wet Damp Dry

THE COMPANY IS NOT RESPONSIBLE FOR ALL RIGHTS RESERVED AND THE PROPERTY OF DIVERSIFIED SIGNS, INC. IS RESERVED. NO REPRODUCTION, CHANGES, OR DISTRIBUTION TO ANY OTHER SOURCE OF THIS COMPANY IS PERMITTED WITHOUT THE WRITTEN PERMISSION FROM DIVERSIFIED SIGNS, INC. ALL RIGHTS RESERVED.
© 2014 ALL RIGHTS RESERVED

ALL MATERIALS ARE BY THE MANUFACTURER'S SPECIFICATION

QTY 1 - D/F

SIGN TYPE
QTY. 1 - SF

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

Scale: NTS

Install P/U Ship Deliver

Color Specifications:

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

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

1 of 3

ORDINANCE NO. 2020-01-002

AN ORDINANCE ACCEPTING THE DEDICATION OF RIGHT-OF-WAY

(907 N. Lincoln Avenue)

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, Section 3 of the Plat Act (765 ILCS 205/3) provides that a statutory dedication of land occurs when (1) a property owner files or records a plat that marks or notes the portions of the land as donated or granted to the public; and (2) a public entity accepts the dedication; and

WHEREAS, Kelly D. Dillard (“Owner”) is the fee simple owner of certain real estate located at 907 North Lincoln Avenue in Urbana, Illinois; and

WHEREAS, as a condition to the City’s final approval of a major variance to allow installation of a freestanding commercial sign on the real estate, the Owner has agreed to dedicate a portion of such real estate for the benefit of the public for public street or highway purposes and public utility purposes, as set forth on the attached Plat of Dedication (“Plat”); and

WHEREAS, the Owner has executed the attached Dedication of Right-of-Way to formally grant such dedication; and

WHEREAS, the City Council, after due consideration, finds that the acceptance of the dedication of said portion of right-of-way for the benefit of the public for public street or highway purposes and public utility purposes as herein described is in the best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The City Council of the City of Urbana hereby accepts the dedication of a portion of right-of-way located at 907 North Lincoln Avenue in Urbana, Illinois, and legally described below, subject to the condition that such right-of-way be used for public street or highway purposes and for public utility purposes:

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

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

Beginning at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, County of Champaign and State of Illinois, thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision, thence East 302.6 feet to the West line of Lincoln Avenue, thence North 369.05 feet to the point of beginning, all situated in the City of Urbana, County of Champaign, and State of Illinois.

EXCEPT:

The South 191.00 feet thereof.

Said dedication containing 1,246.28 square feet (0.029 acres), more or less, all situated in the City of Urbana, Champaign County, Illinois, and being as shown by a Plat hereto attached and made a part hereof. Being a portion of Permanent Index No. 91-21-07-282-021.

Section 2.

The City Administrator of the City of Urbana, Illinois, be and the same is hereby authorized to accept a Dedication of Right-of-Way on behalf of the City of Urbana, Illinois, in substantially the form of the copy of said Dedication attached hereto and hereby incorporated by reference, as so authorized and approved for and on behalf of the City of Urbana, Illinois.

Section 3.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4.

This Ordinance shall be in full force and effect from and after its passage.

Upon the Mayor's acceptance of the Dedication of Right-of-Way on behalf of the City of Urbana, Illinois, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds and to deliver a certified copy to Kelly D. Dillard.

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:

Charles A. Smyth, City Clerk

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

Diane Wolfe Marlin, Mayor

DEDICATION OF RIGHT-OF-WAY

THE GRANTOR, Kelly D. Dillard, of the City of Champaign, County of Champaign, State of Illinois, for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, grants, conveys, warrants, and dedicates to the **CITY OF URBANA, ILLINOIS**, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Illinois, with its principal office located at 400 S. Vine Street, Urbana, Illinois 61801, the following described real estate for the benefit of the public forever for use as a right-of-way for public street or highway purposes and for public utility purposes:

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

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

Beginning at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, County of Champaign and State of Illinois, thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision, thence East 302.6 feet to the West line of Lincoln Avenue, thence North 369.05 feet to the point of beginning, all situated in the City of Urbana, County of Champaign, and State of Illinois.

EXCEPT:

The South 191.00 feet thereof.

Said dedication containing 1,246.28 square feet (0.029 acres), more or less, all situated in the City of Urbana, Champaign County, Illinois, and being as shown by a plat hereto attached and made a part hereof. Being a portion of Permanent Index No. 91-21-07-282-021.

ADDRESS: 907 N. Lincoln Avenue, Urbana, Illinois 61801

Dated _____, 2020.

Kelly D. Dillard

STATE OF ILLINOIS)
) ss.
COUNTY OF CHAMPAIGN)

The foregoing instrument was acknowledged before me on _____,
2020, by Kelly D. Dillard.

Notary Public

ACCEPTED:

By: _____
Carol Mitten, City Administrator

Dated: _____

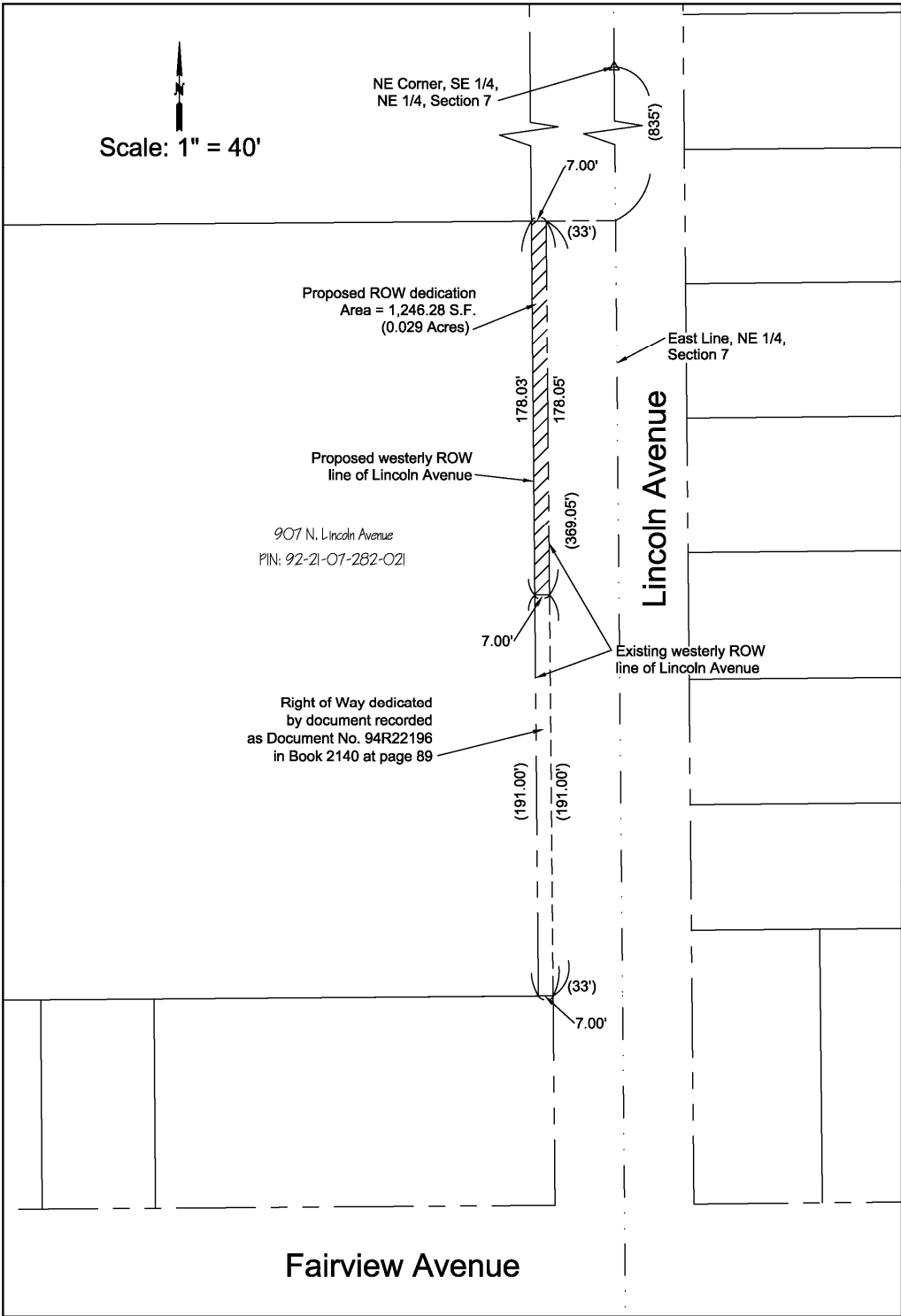
Ordinance No. 2020-

THIS INSTRUMENT WAS PREPARED BY: Curt Borman, Assistant City Attorney, City of
Urbana Legal Division, 400 S. Vine Street, Urbana, IL 61801

MAIL RECORDED DOCUMENT AND TAX BILL TO: City of Urbana Legal Division, 400 S. Vine
Street, Urbana, IL 61801

This transaction is exempt under the provisions of 35 ILCS 200/31-45(e).

Date: _____ Buyer, Seller, or Representative _____
Carol Mitten, City Administrator



Proposed ROW Acquisition
907 N. Lincoln Avenue

City of Urbana
Public Works Department
Engineering Division

Date: 1/03/2020



Exhibit A - Location & Existing Land Use Map



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

Community Development Services Department

Legend

 Subject Property



Exhibit B - Zoning Map



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

Community Development Services Department

Legend





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



Exhibit C - Future Land Use Map



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

Community Development Services Department

Legend

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



**MINUTES OF A REGULAR MEETING
URBANA ZONING BOARD OF APPEALS**

DATE: January 15, 2020

DRAFT

TIME: 7:00 p.m.

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

MEMBERS PRESENT Joanne Chester, Matt Cho, Ashlee McLaughlin, Adam Rusch, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

STAFF PRESENT Marcus Ricci, Planner II; Lily Wilcock, Planner I

OTHERS PRESENT James Curry, John Dailey, Matt Deering, James Ellison, James Heimburger, Ryan Murphy

NEW PUBLIC HEARINGS

ZBA-2019-MAJ-12 – A request by Stough Real Estate Holdings, LLC for a Major Variance to allow a freestanding commercial sign at 907 North Lincoln Avenue in the R-5, Medium-High Multiple Family Residential Zoning District.

Chair Welch opened the public hearing for the case. Lily Wilcock, Planner I, presented the staff report for this case. She began by explaining the purpose of the proposed major variance. She discussed signage in the R-5, Medium-High Density Multiple Family Residential Zoning District. She summarized staff findings, read the options of the Zoning Board of Appeals and presented staff's recommendation for approval with the following conditions:

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

She noted that the applicant was present at the meeting to answer questions or address any concerns.

Chair Welch asked if any members of the Zoning Board of Appeals had questions for City staff.

Ms. Uchtmann referred to Page 2 of the application. Under 5. REASONS FOR VARIATION, what is substantial? Ms. Wilcock deferred the question to the applicant.

With no further questions for City staff, Chair Welch opened the hearing for public input.

Matt Deering, of Meyer Capel Law Firm, approached the Zoning Board of Appeals representing the applicant, Stough Real Estate Holdings, LLC. He responded to Ms. Uchtmann's question by saying that #5 of the application refers to substantial "trees". His client intends to keep as many of the trees as possible.

He confirmed his client's appreciation for Planning staff's hard work and for their comprehensive and reasoned analysis for this case. He confirmed that his client agrees with the staff recommendation including the conditions.

Ms. Uchtmann asked if the proposed sign would be perpendicular to the street. Mr. Deering said that his client would remove any existing sign, and the new sign would be perpendicular to the street.

Ms. Uchtmann commented that in the past the Zoning Board of Appeals had asked other builders to provide landscaping for their properties, and they left the plantings to die. How does the applicant plan to keep the trees from dying? Mr. Deering replied that there was significant discussion between the City staff and the applicant. The applicant believes in providing landscaping and wants their buildings and properties to look good and blend into the neighborhood.

With no further comments or questions from public audience, Chair Welch closed the public input portion of the hearing and opened the hearing for discussion and/or motions by the Zoning Board of Appeals.

Ms. McLaughlin moved that the Zoning Board of Appeals forward Case No. ZBA-2019-MAJ-12 to the City Council with a recommendation for approval with the following conditions:

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

Ms. Uchtmann seconded the motion. Roll call on the motion was as follows:

Ms. Chester	-	Yes	Mr. Cho	-	Yes
Ms. McLaughlin	-	Yes	Mr. Rusch	-	Yes
Ms. Uchtmann	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

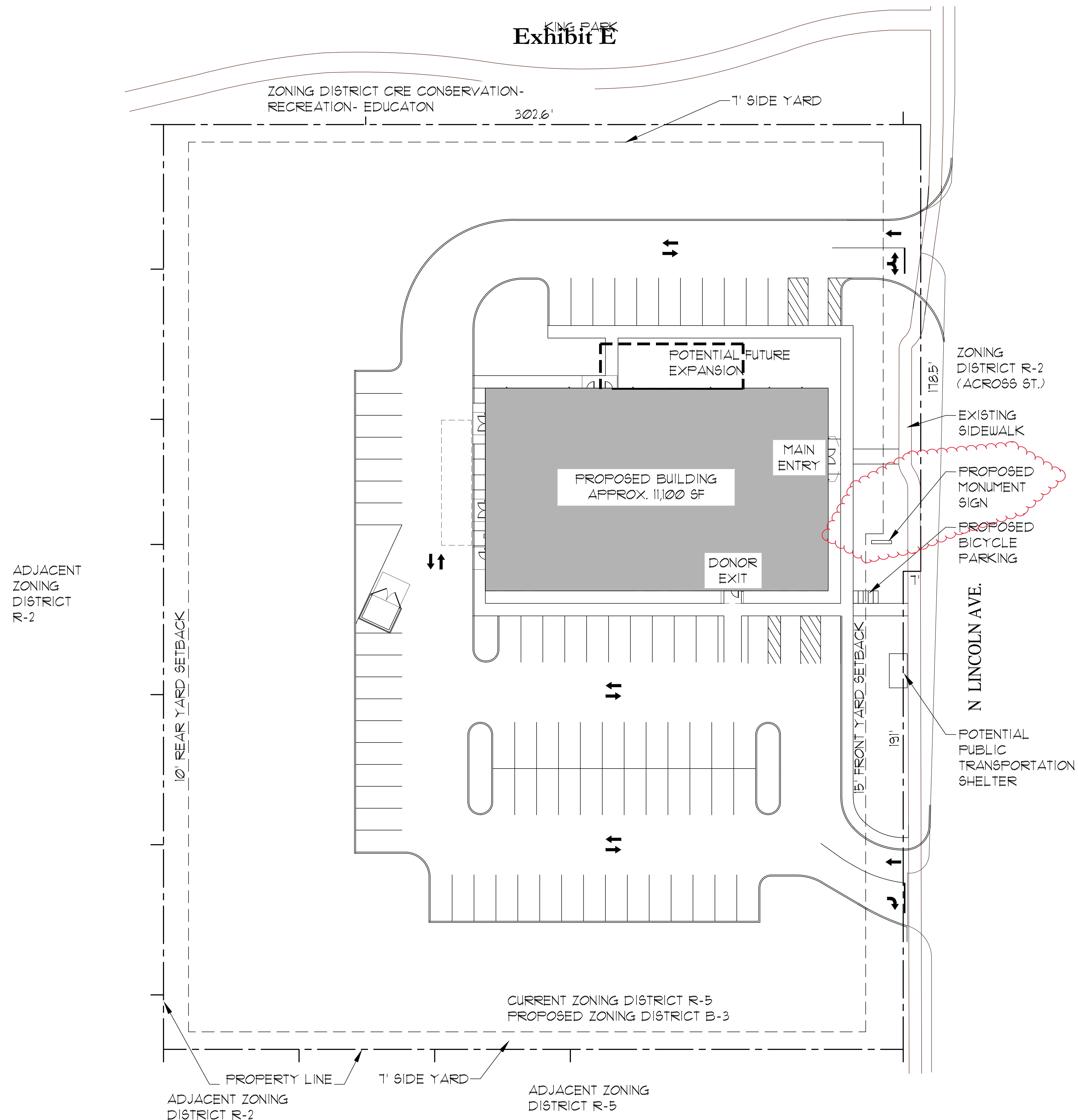
The motion was approved unanimously. Ms. Wilcock stated that this case would be forwarded to City Council on January 27, 2020.

KING PARK
Exhibit E

11.04.19 JOB# 17933 **Exhibit E**

CASLER

DESIGN GROUP, INC.
Architecture • Planning • Interior Design
10805 Indeco Drive • Cincinnati, Ohio 45241
(Phone) 513.791.0456 • (Fax) 513.792.7488



ADJACENT
ZONING
DISTRICT
R-2

ZONING
DISTRICT R-2
(ACROSS ST.)

EXISTING
SIDEWALK

PROPOSED
MONUMENT
SIGN

PROPOSED
BICYCLE
PARKING

N LINCOLN AVE.

POTENTIAL
PUBLIC
TRANSPORTATION
SHELTER

CURRENT ZONING DISTRICT R-5
PROPOSED ZONING DISTRICT B-3

ADJACENT ZONING
DISTRICT R-2

ADJACENT ZONING
DISTRICT R-5

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

STOUGH GROUP
PLAN | DESIGN | BUILD | MANAGE

KEDPLASMA

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

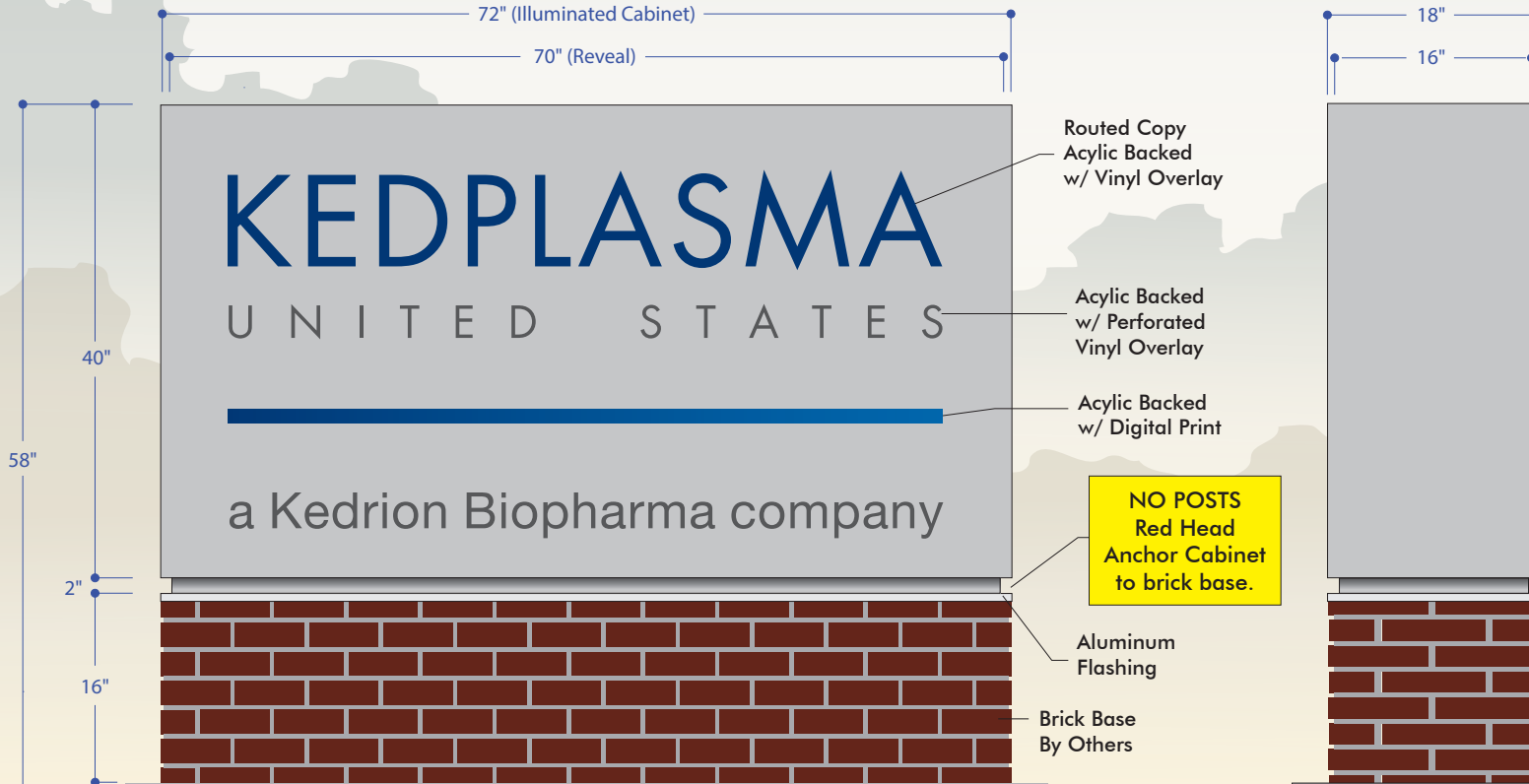
CONCEPTUAL
SITE PLAN
1" = 20'

CONCEPT

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

Exhibit F

QTY 1 - D/F



Routed Copy
 Acrylic Backed
 w/ Vinyl Overlay

Acrylic Backed
 w/ Perforated
 Vinyl Overlay

Acrylic Backed
 w/ Digital Print

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

Aluminum
 Flashing

Brick Base
 By Others

SIGN TYPE
QTY. 1 - SF

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

Scale: NTS

Install P/U Ship Deliver

Color Specifications:

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

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



www.diversified-signs.com

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

DATE:

1/11/2018

PROJECT:

Stough Goup
 Exterior Signage
 Atlanta, GA

CONTACT:

Michael Paul

DESIGNER:

Lee Yarbrough

Conceptual

Revisions

Final Production

STOP PLEASE NOTE

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

Installation Instructions Included on Drawing



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

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

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

THE CONTENTS OF THIS DRAWING & ALL DESIGN ELEMENTS ARE THE PROPERTY OF DIVERSIFIED SIGNS, INC. THEY ARE NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM DIVERSIFIED SIGNS, INC. ALL SUCH ACTIONS ARE PROHIBITED BY LAW.
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ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

STATE OF ILLINOIS
COUNTY OF CHAMPAIGN
CITY OF URBANA

DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES

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

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

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

Beginning at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast ¼ of the Northeast 1/4 of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, County of Champaign and State of Illinois, thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision, thence East 302.6 feet to the West line of Lincoln Avenue, thence North 369.05 feet to the point of beginning, all situated in the City of Urbana, County of Champaign, and State of Illinois.

EXCEPT:

The South 191.00 feet thereof.

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

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

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

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

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

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

Notary Public

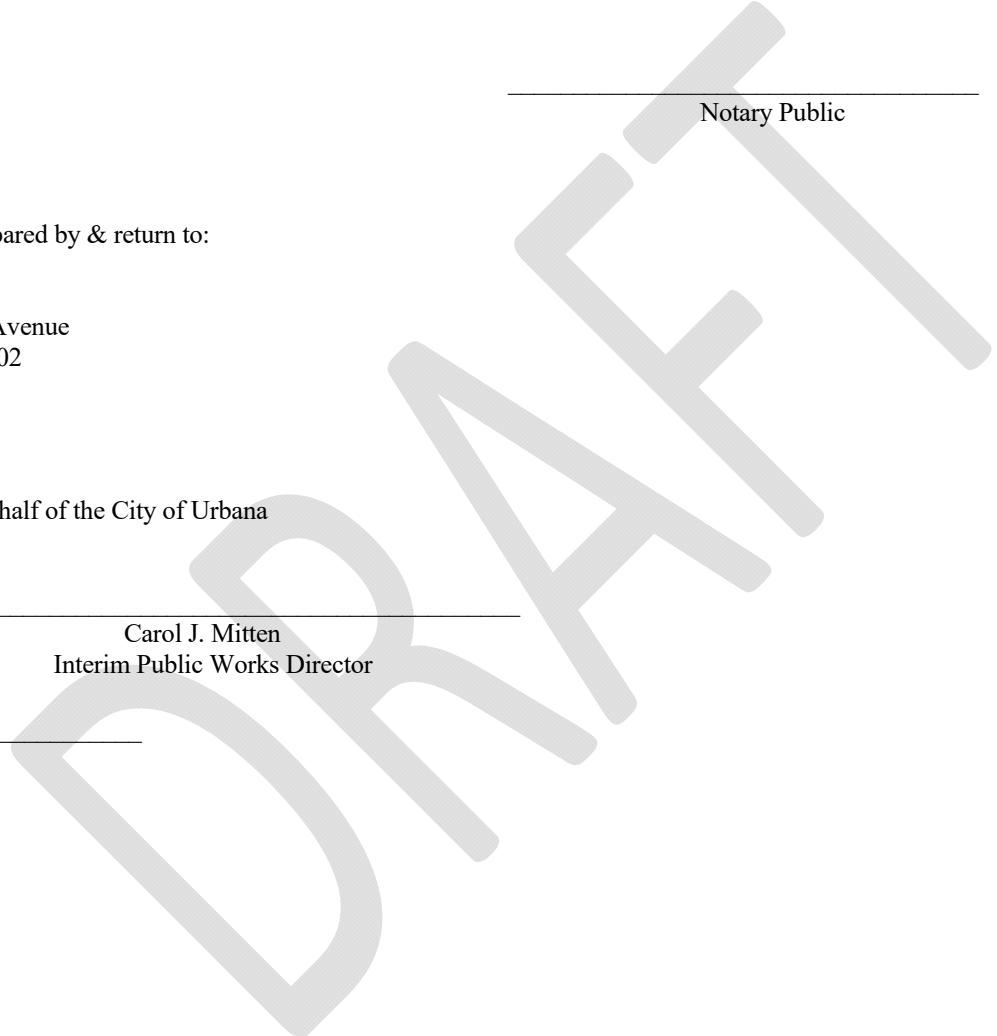
Dedication prepared by & return to:

Dan Rothermel
706 S. Glover Avenue
Urbana, IL 61802

Accepted on behalf of the City of Urbana

BY: _____
 Carol J. Mitten
 Interim Public Works Director

DATE: _____



Scale: 1" = 40'

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

Lincoln Avenue

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

East Line, NE 1/4,
Section 7

Proposed westerly ROW
line of Lincoln Avenue

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

Existing westerly ROW
line of Lincoln Avenue

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

Fairview Avenue





Application for Variance

ZONING BOARD OF APPEALS

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. The Applicant is also responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ ZBA Case No. ZBA-2019-MAJ-12
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following variation (*Describe the extent of the Variation Requested*)

Monument Sign _____ on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Stough Real Estate Holdings, LLC** Phone: **5138420240**
 Address (street/city/state/zip code): **1128 Main Street, Cincinnati, Ohio 45202**
 Email Address: **sstough@stoughgroup.com**
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Contract Buyer**

2. OWNER INFORMATION

Name of Owner(s): **Kelly D. Dillard** Phone: **217.840.3120**
 Address (street/city/state/zip code): **700 CR 2175 N. Champaign, Illinois 61822**
 Email Address: **kelly@digitexcavation.com**

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

3. PROPERTY INFORMATION

Location of Subject Site: **907 N. Lincoln Avenue, Urbana, Illinois 61801**
 PIN # of Location: **91-21-07-282-021**
 Lot Size: **2.57 Acres**

Current Zoning Designation: **R-5**

Current Land Use (*vacant, residence, grocery, factory, etc*): **Vacant**

Proposed Land Use: **Plasma Collection Facility**

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

Commencing at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, Illinois; thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision; thence East 302.6 feet to the West line of Lincoln Avenue; thence North 369.05 feet to the point of beginning, except the East 7.0 feet of even width of the South 191.0 feet as shown on Dedication of Right of Way for Public Road Purposes, recorded August 18, 1994 as Document Number 94R22196, Book 2140, Page 0089, Situated in Champaign County, Illinois.

4. CONSULTANT INFORMATION

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

Phone: **513.562.2652**

Address (*street/city/state/zip code*): **10805 Indeco Drive, Blue Ash, Ohio 45241**

Email Address: **sking@caslerdesign.com**

Name of Engineers(s): **John A. Connelly - Britt, Peters & Associates, Inc.**

Phone: **864.271.8869 ext 221**

Address (*street/city/state/zip code*): **101 Falls Park Drive, Suite 601, Greenville, South Carolina 29601**

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

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

Phone: **217.971.5577**

Address (*street/city/state/zip code*): **1404 Regency Drive East, Suite B, Savoy, Illinois 61874**

Email Address:

Name of Professional Site Planner(s): **Scott King - Casler Design Group, Inc.** Phone:

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

Email Address:

Name of Attorney(s): **Matt C. Deering, Meyer Capel, A Professional Corporation** Phone: **217.352.1800**

Address (*street/city/state/zip code*): **306 W. Church Street, Champaign, Illinois 61820**

Email Address: **mdeering@meyercapel.com**

5. REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

R-5 zoning district does not currently allow monument signage. Applicant has obtained approval for a special use to allow a commercial Plasma Collection Facility on the subject parcel. Applicant intends to retain, install and maintain significant landscaping on the parcel, including retaining substantial currently in place within the Lincoln Avenue right of way, but also needs to ensure easy business recognition from travelers on and along Lincoln Avenue.

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

Applicant has obtained approval for a special use to allow a commercial Plasma Collection Facility, which is not allowed by right within the R-5 zoning district.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

Applicant seeks to construct and operate the facility, including signage therefore, within the constraints (including permitted special uses and variances) of the Zoning Ordinance. Applicant's proposed signage is relatively modest and within norms of similar businesses.

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

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

Explain why the variance will not cause a nuisance to adjacent property.

A condition of Applicant's special use permit is that the Applicant must submit a landscape plan prior to issuance of any building permit to ensure that proposed landscaping and screening conforms to the City of Urbana Zoning Ordinance standards for screening and required landscape buffers.

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

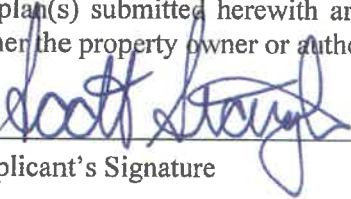
Yes. Applicant proposes a relatively modest sign appropriate for business recognition purposes, but as stated above, to be installed at street level, readily visible from and along Lincoln Avenue, but not obtrusive from even a relatively short distance. A PowerPoint presentation is attached that includes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

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

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

CERTIFICATION BY THE APPLICANT

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



Applicant's Signature

12/16/2019

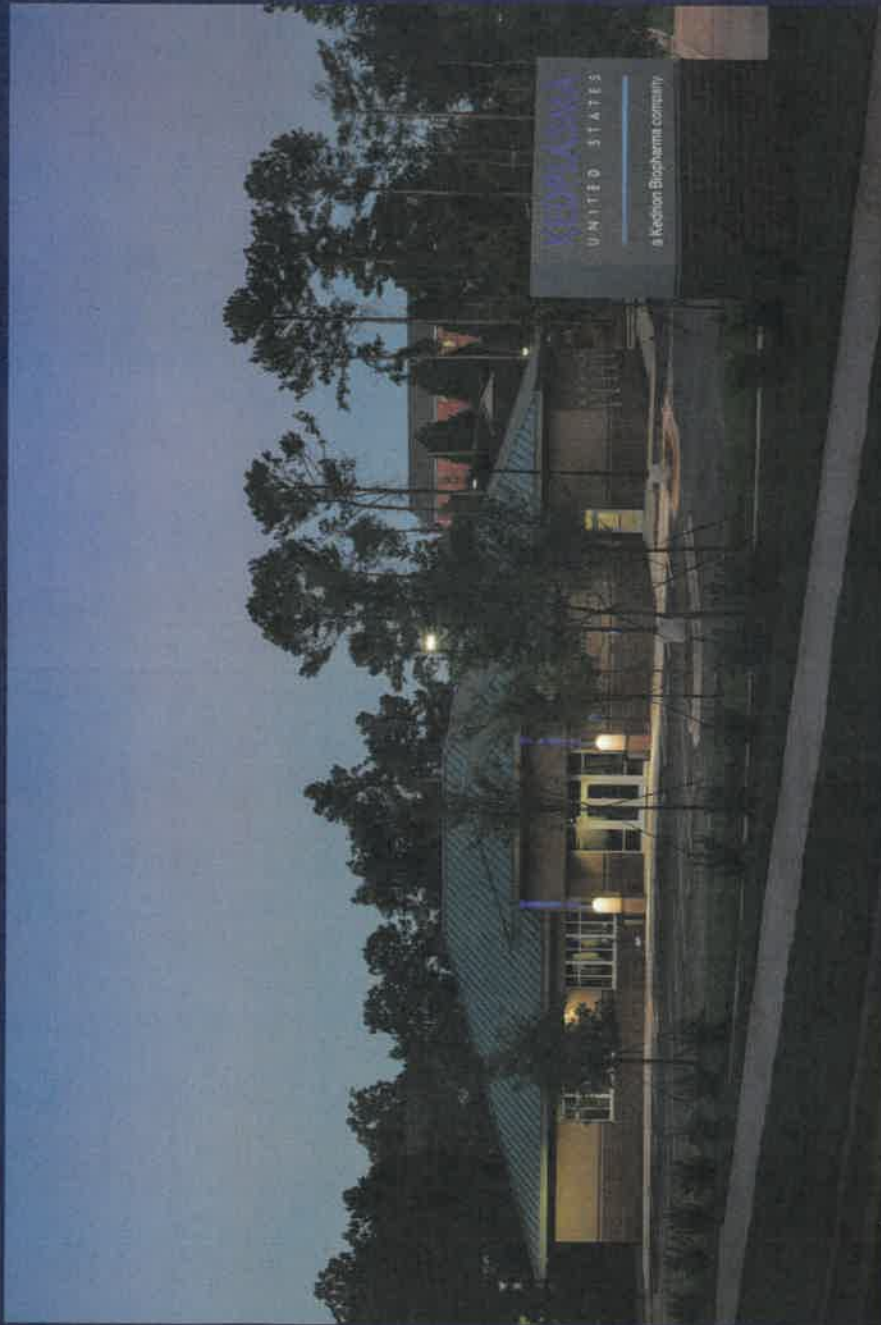
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

TUCKER,
GA

<https://vimeo.com/252393964>



STOUGH GROUP

CHARLOTTE, NC

<https://vimeo.com/251952238>





- \$3.5-\$4 Million Development
- 50-60 Construction Jobs
- Local Contractor Base
- Stough Group is a 3rd Generation Family Business

WAITING ROOM
+
DONOR AREA



DONOR AREA



KEDPLASMA



- Donating Plasma Saves Lives, Period.
- Uses include:
 - Tetanus Shot
 - Immune Treatment for Chemotherapy Patients
 - Clotting factor for Hemophilia Patients and the US Military & Veterans
 - RHOGAM used to prevent premature and stillborn pregnancies



- Operates All State-of-the-Art Facilities (26 nationwide)
- \$5-\$7 Million in Annual Donors fees of which 80-90% will be used at local businesses
- 40-60 Jobs Created including nurses, doctors, and phlebotomists
- Management of facility is required to be involved in local community groups

MEET LARRY!

<https://www.linkedin.com/posts/kedrion-biopharma-ipaw2019-activity-6587257584548478977-vYBp>



"WITHOUT THE RHO GAM I
WOULDN'T HAVE BEEN
ABLE TO HAVE A HEALTHY
PREGNANCY," - KATE
PLACE, RHO GAM
RECIPIENT

ABC News story on one
of our plasma centers



► Thank you for your
Consideration, we look forward to
not only being in your
community, but being an asset to
the City of Urbana and University
of Illinois

KEDPLASMA
ONLY AT WEST
a Ketchum Building Materials Company

Project Team Directory:

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

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

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