



**DATE:** Monday, December 2, 2019

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

**PLACE:** Urbana City Council Chambers, 400 S. Vine St., Urbana, IL 61801

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The City Council Committee of The Whole of the City of Urbana, Illinois, met in special session Monday, April 15, 2019, in the Council Chambers of the Urbana City Building.

**ELECTED OFFICIALS PHYSICALLY PRESENT:** Council Members (CM) Maryalice Wu, Ward 1; Bill Brown, Ward 4; Dean Hazen, Ward 6; Eric Jakobsson, Ward 2; Shirese Hursey, Ward 3; Dennis Roberts, Ward 5; Jared Miller, Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

**ELECTED OFFICIALS PRESENT VIA TELECONFERENCE:** None

**ELECTED OFFICIALS ABSENT:** None

**STAFF PRESENT:** Carol Mitten, Elizabeth Hannan, Bryant Seraphin, Richard Surles, Matt Bain, Lorrie Pearson, Lily Wilcock, Michelle Brooks

**OTHERS PRESENT:**

**Chair:** Dean Hazen, Ward 6

**1. Call to Order and Roll Call**

There being a quorum, Chair Hazen called the meeting of the Committee of the Whole to order at 7:04pm, following a Public Hearing of the Urbana City Council.

**2. Public Input**

There was none.

**3. Ordinance No. 2019-12-069: An Ordinance Approving a Special User Permit (907 North Lincoln Avenue Stough Real Estate Group LLC – Plan Case 2393-SU-19)**

Before introducing this ordinance, CM Brown made a motion to suspend council rules (Rule 2) to allow for a committee meeting prior to a council meeting. Motion was seconded by CM Miller and passed by unanimous voice vote.

Lorrie Pearson, CD Director, explained the rationale for a special committee meeting. CM Roberts expressed his appreciation for this separated look at this request. Planner Lily Wilcock reviewed the staff memo and provided site history, including how the previous facility was closed, sold, and demolished. She noted that the Stough group specializes in building plasma collection facilities and that they are estimating 140 to 150 donations per day. She reviewed the preliminary site plan discussing parking and driveway access. She added that the 2.8 acre site is accessible by active transport and that a landscape plan is a suggested requirement. Prior to the Plan Commission meeting, a public meeting was held answering questions from 4 people. The Plan Commission, with no public input, voted 6-0 to recommend approval with 2 conditions. Ms. Wilcock reviewed the requirements of a special use, the R5 zoning compatibility, and that staff proposes an additional condition related to a bus shelter if CUMTD thinks appropriate. Questions followed.

In response to CM Jakobsson Ms. Wilcock noted that the staff of building and safety reviewed submitted landscape plans. In response to CM Wu, Ms. Wilcock noted that Public Works had not made a formal determination on the need of a storm water management plan but the site plan had been reviewed and as the proposed development is smaller than the previous it would be difficult to trigger storm water management. Screening of the parking lot is also required and there's an

expectation of no more than a single pickup, single delivery, and trash removal via larger trucks.

CM Brown and Ms. Pearson discussed future land use in the area and business zonings noting that medical clinics stand out as a special use because of an expectation of traffic with people in and out. CM Roberts shared that he learned that the requirement for a detention pond wasn't required because the site is just under the number of parking spaces but has suggested rain gardens to the developers. The distance of the building from street (30 feet) and sidewalk (20 feet) was discussed. Staff recommends being as close to the setback requirement as possible due to the comp plan and for pedestrian friendliness.

The applicants spoke and answered questions. Matt Deering, legal counsel from Meyer Capel stated that they appreciated the staff and Plan Commission approach to the project and are accepting of the 3 conditions proposed. Stough Real Estate owner Scott Stough answered questions posed by council members. He described how biohazards and waste are dealt with in a fashion similar to those required of hospitals with removals biweekly. He noted that deliveries and pickups would consist of one large truck once a month and smaller box trucks once every 2 weeks in addition to garbage and biohazard pickups. He considers this a lot less disruptive than other uses. He discussed parking and parking turnover describing donation visits, procedures, and the plasma business in general including how plasma is processed and used. He noted the many good trees on Lincoln Avenue and a plan to keep large trees in the proposed layout including 2 walnut and a sycamore tree adding that he is a proponent of landscaping and screening and keeping as many trees as possible.

City Council Member Wu moved to send Ordinance 2019-12-069 with the three proposed conditions to the December 2, 2019 City Council meeting following with a recommendation for approval. Motion seconded by CM Brown and carried by unanimous voice vote.

#### 4. **Adjournment**

With no further business before the Committee, Chair Hazen declared the meeting adjourned at 7:44 pm.

Charles A. Smyth  
City Clerk

Materials and video for this meeting can be found at <https://www.urbanaininois.us/node/8210>

**Minutes approved: December 9, 2019**