



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, FAICP, Community Development Director

**DATE:** May 28<sup>th</sup>, 2015

**SUBJECT:** **ZBA Case No. 2015-MAJ-06:** A request by the Urbana Park District to construct a monument sign that will be two feet taller than the maximum allowable height of six feet in the CRE, Conservation-Recreation-Education District at 505 W. Stoughton Street. This represents a 33.3% variance from the maximum allowable height.

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#### **Introduction**

The Urbana Park District has filed a request to construct a monument sign along W. Springfield Avenue at the Phillips Recreation Center (505 W. Stoughton Street). This proposed sign will replace an existing sign found along W. Springfield Avenue. The sign will have a double-sided electronic message board, and will be utilized to promote the Urbana Park District's events and programs.

The subject property is located in the CRE, Conservation-Recreation-Education District. Per Table IX-1 of the Urbana Zoning Ordinance, monument signs in the CRE District may be up to six feet in height if located eight to fifteen feet from a public right-of-way. The proposed sign will be eight feet tall, representing a 33.3% variance from the established regulation. According to Section XI-3.C.2(b)(9) of the Zoning Ordinance, the proposed sign's height will require a Major Variance.

Pursuant to Section XI-3.C.2(d)(1) of the Urbana Zoning Ordinance, in order for a Major Variance to be approved, the Zoning Board of Appeals must recommend approval by a two-thirds majority and forward to City Council for final review and approval. At its May 20<sup>th</sup>, 2015 meeting, the Zoning Board of Appeals voted four ayes and zero nays to forward this request for a Major Variance to the City Council with a recommendation for approval.

#### **Description of the Site and Surrounding Area**

The Phillips Recreation Center is located at 505 W. Stoughton Street. It sits on a 1.61 acre site that also includes a playground and a basketball court. The recreation center provides office space for the Urbana Park District. It also provides space for indoor programming, including

fitness and dance classes, as well as theater rehearsals. There is currently a monument sign located south of the recreation center along W. Springfield Avenue. This sign is double-sided and internally illuminated. A sign has been present in this location since 1996.

The current sign structure is six feet-11 inches tall, which is almost one foot higher than the maximum allowable height of six feet, and is setback four feet from the public right-of-way when an eight foot setback is required. The existing sign face is 34 square feet in area and complies with zoning requirements. Measurements of sign height are done from grade level, while the area of the sign refers to just the sign face.

As a part of the request by the Urbana Park District, this double-sided sign would be demolished and replaced with the proposed sign.

**Zoning and Land-Use**

The site is zoned CRE, Conservation-Recreation-Education. The following is a summary of the surrounding zoning and land-uses for the subject site:

<b>Location</b>	<b>Zoning</b>	<b>Existing Land-Use</b>	<b>Comprehensive Plan Future Land-Use</b>
<b>Subject Property</b>	CRE, Conservation-Recreation-Education District	Urbana Park District’s Phillips Recreation Center	Campus Mixed-Use
<b>North</b>	R-4, Medium Density Multiple-Family Residential District	Single and Multi-Family Residences	Residential
<b>South</b>	B-2, Neighborhood Business- Arterial District, R2, Single-Family Residential District, and MOR, Mixed-Office Residential District	Offices, Single and Multi-Family Residences	Campus Mixed-Use
<b>East</b>	B-2, Neighborhood Business- Arterial District	Multi-Family Residences (one of which is vacant)	Campus Mixed-Use
<b>West</b>	R-5, Medium High Density Multiple-Family Residential District	Single and Multi-Family Residences (one of which is under construction)	Campus Mixed-Use

**Background**

On November 17<sup>th</sup>, 2014, the Urbana City Council approved Ordinance No. 2014-11-106, which allowed freestanding and wall signs with electronic displays in the CRE District. Per this ordinance, all requirements for electronic signs established in the Urbana Zoning Ordinance also apply in the CRE District. These regulations include the following:

1. *Area.* The maximum area of electronic display shall not exceed 50 percent of any sign area.
2. *Animation.* Electronic displays shall not be animated as defined by this article, including a display change frequency of no more than once every three minutes.
3. *Illumination:*
  - a. Electronic display signs shall be equipped with automatic dimming technology which adjusts the sign's illumination level based on ambient light conditions.
  - b. The maximum illumination level of an electronic display shall be 0.3 foot candles above ambient light levels.

All requirements listed in Table IX-1 for freestanding signs in the CRE District also apply to the proposed sign.

On May 20<sup>th</sup>, 2015, The Urbana Zoning Board of Appeals approved a Minor Variance (Case No. ZBA-2015-MIN-01) to allow the proposed sign to be setback six feet, rather than the required eight feet, from the property line along W. Springfield Avenue.

## **Discussion**

### **Sign Height**

Monument signs in the CRE District are limited to a height of six feet. According to the applicant, the height of the current sign found along W. Springfield Avenue (six feet-11 inches) has not been found sufficient for visibility due to the layout of on-street parking along the north side of W. Springfield Avenue, as well as the curvature of W. Springfield Avenue. A proposed height of eight feet would greatly enhance the visibility of the recreation center's signage along W. Springfield Avenue. Enhanced visibility is essential to better promoting the Urbana Park Districts programming opportunities, as well for strengthening way-finding along W. Springfield Avenue. This change would represent a 33.3% variance from the maximum allowable sign height of six feet, and, according to Section XI-3.C.2(b)(9) of the Urbana Zoning Ordinance, would require a Major Variance.

### **Digital Display and Sign Area**

Faces of monument signs in the CRE District are limited to an area of 32 square feet, or 50 square feet when two frontages are combined. Electronic displays are also limited to an area equivalent to no more than 50% of the area of the sign face. The face of the proposed sign structure would be 31 square feet in area. The electronic display would take up 15 square feet, which would be 48.3% of the entire area of the sign face and meets the requirement. The electronic display would meet all of the other requirements established under Article IX of the Urbana Zoning Ordinance, and would provide greater visibility for the Urbana Park District's programs and events.

The upper half of the sign, a section that is 16 square feet in area, would list the name of the Phillips Recreation Center. This section would be internally illuminated and double-sided.

**Table of Changes**

The following table illustrates the differences between the existing sign found on-site and the proposed sign.

	<b>Existing Sign</b>	<b>Proposed Sign</b>
<b>Sign Design</b>	Two-Sided, Oriented East and West	Two-Sided, Oriented East and West
<b>Sign Lighting</b>	Internally Illuminated	Electronic Message Board and Internally Illuminated Name Plate
<b>Sign Height</b>	Six Feet-11 Inches (a 15.3% Variance)	Eight Feet (a 33.3% Variance)
<b>Sign Setback</b>	Four Feet (a 50% Variance)	Six Feet (25% Variance)
<b>Sign Face Area</b>	34 Square Feet	31 Square Feet

**Impact of Sign**

The construction of the proposed sign would not alter the character of the site, as a double-sided sign currently stands along the recreation center’s south frontage. Locating a sign along the south frontage of the Phillips Recreation Center is most effective, due to the relatively high traffic and pedestrian volume along W. Springfield Avenue. The sign would follow all other requirements established in the Zoning Ordinance, and would not create a nuisance for the surrounding area. Similar to the existing sign, the proposed sign would be located roughly halfway down the block and sit perpendicular to W. Springfield Avenue. Its digital display would not be directed towards the residences and commercial structures to the south. Although not a significant change from the existing sign, the new sign would be more visible than the one it will replace, improving way-finding for both the users of the Phillips Recreation Center, and those who pass by it.

**Variance Criteria**

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. The following is a review of the criteria as they pertain to this case and the criteria outlined in the ordinance:

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

The curvature of W. Springfield Avenue, along with presence of on-street parking along the street’s north side, impedes the visibility of the sign currently located along the southern frontage of the Phillip’s Recreation Center. By bringing signage located here closer into conformity with current setback regulation and allowing for a sign height of eight feet, visibility and way-finding capabilities will be greatly enhanced.

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.*

As noted above, the curvature of W. Springfield Avenue and the presence of on-street parking along that street's north side create an impediment towards the visibility of the existing sign located along the southern frontage of the Phillips Recreation Center. The unique placement of the Phillips Recreation Center provides an important opportunity for the Urbana Park District to promote programs and events taking place at the Phillips Recreation Center, as well as throughout the Park District.

3. *The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The Urbana Park District has operated the Phillips Recreation Center since 1996, and, since that time, has not modified the site, or its bordering public rights-of-way, in any manner that has created the current site conditions that impede the existing sign's visibility.

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

A double-sided, internally illuminated sign currently stands along W. Springfield Avenue. The proposed sign will contain an electronic message board, and be slightly taller than the existing sign. It will be oriented in the same direction as the existing sign.

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

By being perpendicular to W. Springfield Avenue and located roughly half way along the block, the proposed sign will not create a nuisance for the residences and commercial spaces located to the south, west, and east of the recreation center.

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

The proposed sign is only designed to the extent that it will ensure improved visibility for the Urbana Park District's programs and events.

## **Options**

The Urbana City Council has the following options in Case No. ZBA-2015-MAJ-06:

- a. Approve the variance based on the findings outlined in this memo; or
- b. Approve the variance along with certain terms and conditions. If conditions or findings are applied, these should be articulated accordingly; or

- c. Deny the variance. If the City Council elects to do so, the Council should articulate findings supporting its denial.

**Recommendation**

At their May 20<sup>th</sup>, 2015 meeting, the Urbana Zoning Board of Appeals voted four ayes and zero nays to recommend APPROVAL of the proposed Major Variance. City staff likewise recommends approval.

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Prepared by:

Maximillian Mahalek  
Planning Intern

**Attachments:** Draft Ordinance  
Exhibit A: Location & Existing Land-Use Map  
Exhibit B: Zoning Map  
Exhibit C: Future Land-Use Map  
Exhibit D: Application (*including site plan and renderings from applicant*)  
Exhibit E: Site Plan Provided by City Staff  
Exhibit F: Pictures of Current Sign (*to be replaced*) and Curvature of Street  
Draft Zoning Board of Appeals Minutes from May 20<sup>th</sup>, 2015

cc: Caitlin Lill, Urbana Park District

**ORDINANCE NO. 2015-06-057**

**AN ORDINANCE APPROVING A MAJOR VARIANCE**

(To allow an increase in the height of a monument sign to eight feet in the City's CRE, Conservation-Recreation-Education District at 505 West Stoughton Street/ZBA Case No. 2015-MAJ-06)

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 major variances where there are special circumstances or conditions with a parcel of land or a structure; and

WHEREAS, the Urbana Park District has submitted a petition for a major variance to allow a monument sign that will be eight feet tall, or two feet over the maximum allowable height of six feet, at 505 West Stoughton Street in the CRE, Conservation-Recreation-Education District; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in ZBA Case No. 2015-MAJ-06; and

WHEREAS, after due publication in accordance with Section XI-10 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Zoning Board of Appeals held a public hearing on the proposed major variance on May 20, 2015 and voted 4 ayes and 0 nays to recommend that the Corporate Authorities approve the requested variance; and

WHEREAS, after due and proper consideration, the Corporate Authorities of the City of Urbana have determined that the major variance referenced herein conforms with the major variance procedures in accordance with Article XI, Section XI-4.B of the Urbana Zoning Ordinance; and

WHEREAS, the Corporate Authorities have considered the variance criteria established in the Urbana Zoning Ordinance and have determined the following findings:

1. The subject property is the Urbana Park District's Phillips Recreation Center, located at 505 West Stoughton Street.
2. The subject property is located in the CRE, Conservation-Recreation-Education District.
3. The petitioner proposes to construct a monument sign along the subject property's southern frontage that is eight feet tall, and which will replace an existing sign found at that same location.
4. Table IX-1 of the Urbana Zoning Ordinance requires a maximum height of six feet for monument signs in the CRE, Conservation-Recreation-Education District.
5. Due to the subject property's lot and right-of-way configuration, the proposed variance would not serve as a special privilege, as the proposed sign will enhance the visibility and wayfinding capabilities of signage located along the subject property's southern frontage.
6. The proposed addition will not alter the essential residential character of the neighborhood, as the proposed sign will only be slightly taller than the existing sign found at the subject property, as well as set back farther from the public right-of-way than the existing sign.
7. The proposed variance will not cause a nuisance to adjacent properties, as the proposed sign will project east and west and be located roughly halfway down the 500 block of West Springfield Avenue, and will not project into nearby structures.
8. The requested variance is the minimum possible deviation required to build the proposed monument sign.



NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. In ZBA Case No. 2015-MAJ-06, the major variance requested by the Urbana Park District is hereby approved in the manner proposed.

The major variance described above shall only apply to the property located at 505 West Stoughton Street, Urbana, Illinois, more particularly described as follows:

Legal Description: Lots 5, 6 and 7 in Block of Sim's Addition; Lots 1 & 2 of a Subdivision of Lot 35 of a Subdivision of the South Part of the SW1/4 of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian; portion of Lot 4 lying North of the right of way.

Permanent Index Number: 92-21-17-126-008

Section 2. The Urbana City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015

PASSED by the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

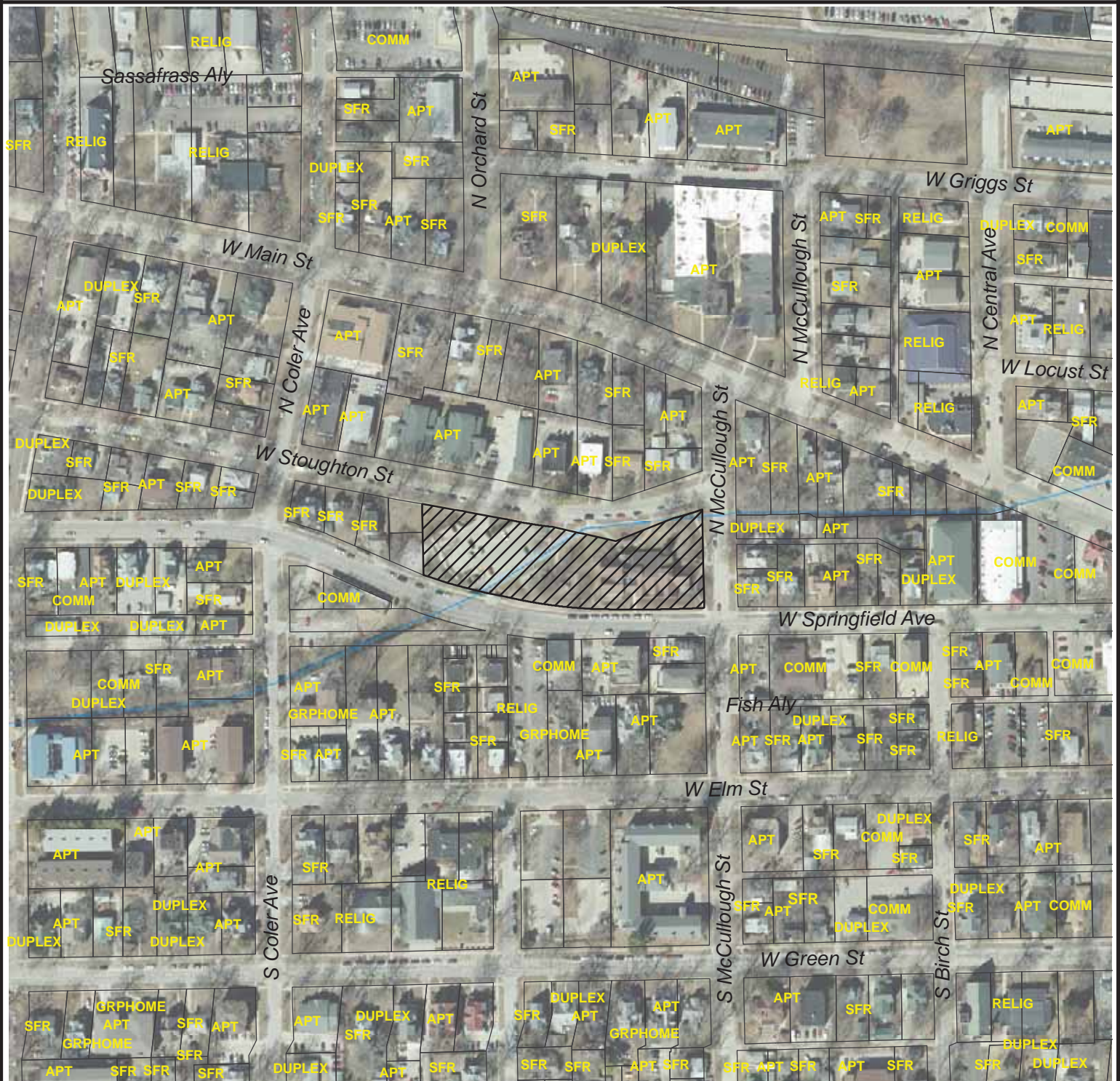
\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, 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, 2015, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN ORDINANCE APPROVING A MAJOR VARIANCE (To allow an increase in the height of a monument sign to eight feet in the City's CRE, Conservation-Recreation-Education District at 505 West Stoughton Street/ZBA Case No. 2015-MAJ-06) 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, 2015, 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 \_\_\_\_\_, 2015.

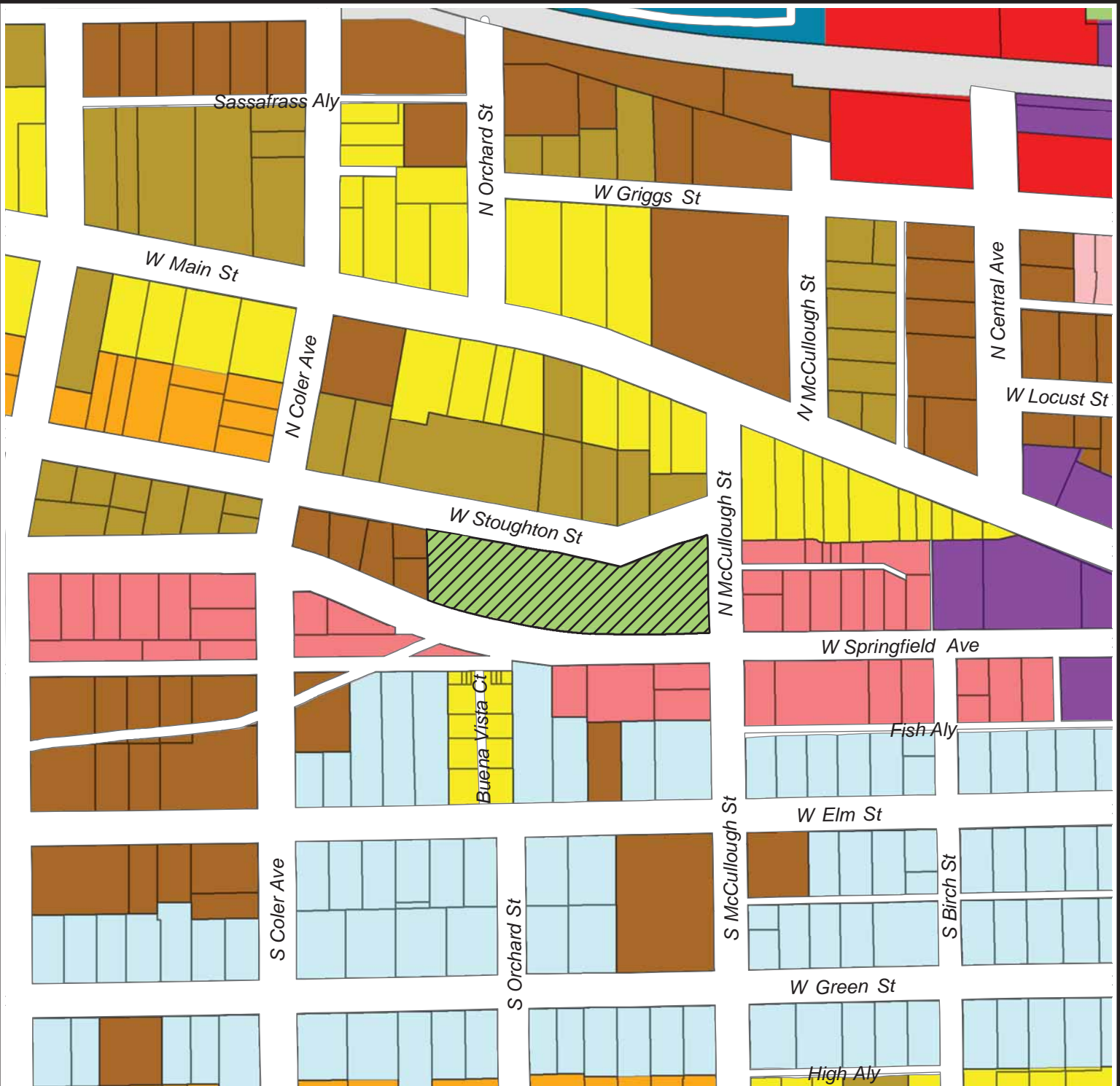
# Exhibit A: Location & Existing Land-Use Map



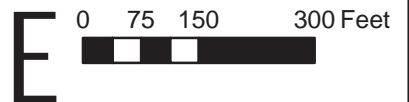
Case: ZBA-2015-MAJ-06 and ZBA-2015-MIN-01  
 Subject: Variances for Sign at Phillips Recreation Center  
 Location: 505 W. Stoughton Street  
 Petitioners: Caitlin Lill
















# Exhibit B: Zoning Map

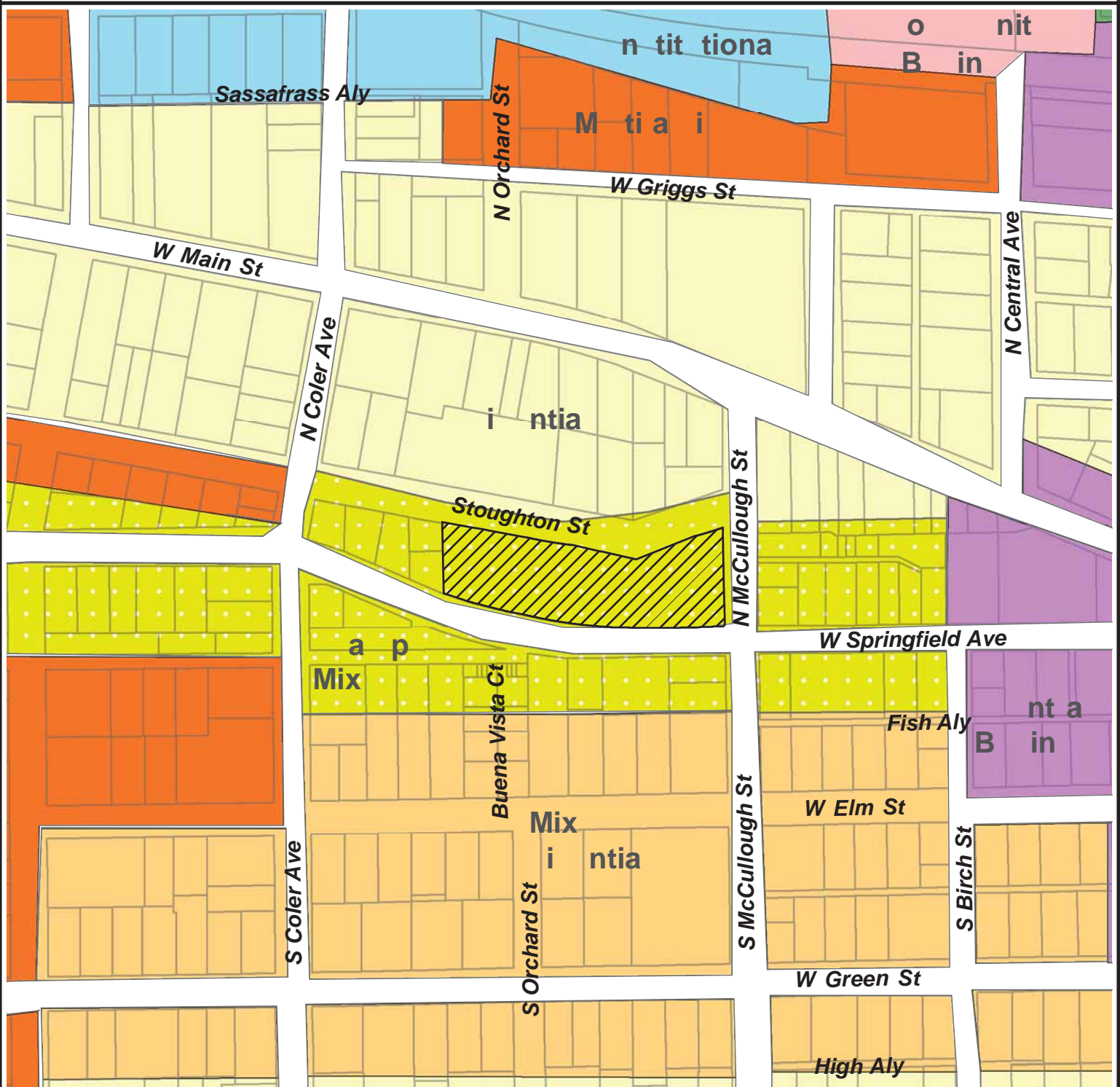


Case: ZBA-2015-MAJ-06 and ZBA-2015-MIN-01  
 Subject: Variances for Sign at Phillips Recreation Center  
 Location: 505 W. Stoughton Street  
 Petitioners: Caitlin Lill











	Subject Property		B1		B4		MIC		R3
	B2		CRE		MOR		R4		
	B3		IN-1		R2		R5		

# Exhibit C: Future Land - Use Map



Case: ZBA-2015-MAJ-06 and ZBA-2015-MIN-01  
 Subject: Variance for Signs at Phillips Recreation Center  
 Location: 505 W. Stoughton Street  
 Petitioners: Caitlin Lill

 Subject Property

- |   |  |
|---|--|
|  Residential              |  Community Business |
|  Multi-Family Residential |  Central Business   |
|  Community Residential    |  Institutional      |
|  Park                     |  Park               |





Application for Variance

Zoning Board Of Appeals

APPLICATION FEE - \$175.00 (Major) and \$150.00 (Minor)

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 ZBA-2015-MAJ-06

Date Request Filed 04-27-2015 ZBA Case No. ZBA-2015-MIN-01

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 (Insert Use/Construction Proposed and the Type and Extent of Variation Requested) minor variance to Phillips digital 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): Caitlin Lill Phone: 217-344-9583
Address (street/city/state/zip code): 1011 E. Kerr Urbana, IL 61802
Email Address: cklill@urbanaparks.org
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner

2. OWNER INFORMATION

Name of Owner(s): Urbana Park District Phone: 217-344-9583
Address (street/city/state/zip code): 1011 E. Kerr Urbana, IL 61802
Email Address: cklill@urbanaparks.org
Is this property owned by a Land Trust? [ ] Yes [X] No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: Phillips Recreation Center
PIN # of Location: 92-21-17-126-008
Lot Size: 2.4 acres

Current Zoning Designation: Conservation, Recreation and Education

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

Proposed Land Use: Installation of a digital sign with a minor variance - 6 foot set-back

Legal Description: Lots 5, 6 and 7 in Block of Sim's Addition; Lots 1 & 2 of a Subdivision of Lot 35 of a Subdivision of the South Part of the SW1/4 of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian; portion of Lot 4 lying North of the right of way.

#### 4. 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:

#### 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.

The curve and angle of Springfield Ave. adjacent to the Phillips Rec Center, combined with the current allowance of parking along the north side of the street makes us believe that an 8 foot set-back would make the sign difficult for drivers to read and for our staff to program.

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.

Springfield, as a main thoroughfair in Urbana, is a logical place to put a sign, and the new sign will replace a non-digital sign in that location. However, the curve of the road and the cars parked on the north side of the street present a challenge that would be alleviated by moving the sign to a 6 foot set-back. This would not be the case for other CRE properties that do not have the same physical and sight-line challenges.

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

Foot and vehicular traffic in the area make this an ideal place to put a sign promoting the Urbana Park District. However, we are challenged by the physical layout of the road and parking along Springfield which will significantly decrease visibility with an 8-foot set back.

Explain why the variance will not alter the essential character of the neighborhood.  
The current sign is placed at a 4 foot set-back with no issues. Our request for a minor variance of a 6 foot set-back would only improve the visibility of the sign and not alter its physical presence along Springfield, which has already been approved by the city.

Explain why the variance will not cause a nuisance to adjacent property.  
The minor variance will not cause a nuisance due to following all protocols lined out in the CRE zoning ordinance, including only changing content every 3 minutes, no animation, and dimming of the lights at night.


Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.  
The new digital sign at the Phillips Recreation Center will follow all other protocols established by the CRE zoning ordinance with the exception of the minor variance of 6 feet set-back from the public right of way. This falls under the 25% change that would have required a major variance application.

***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

4/27/15  
Date



CITY OF URBANA

UTILITY PERMIT # 5692

Date January 12, 2015  
Applicant Urbana Park District  
Address 1011 E. Kerr  
C, S, Z Urbana, IL 61802  
Phone 217-344-9583

erect                      1 monument sign                      N/A  
Type of                      Proposed Use                      Dwelling Units  
Improvement                      Removed


Location of Work 505 W. Stoughton

PI # 92-21-17-126-008

Zoning District CRE    EZ    Yes           No       

Remarks: Please call 384-2430 to schedule a foundation  
and final inspection.

31.25 sq.ft.    \$19,750    waived  
Area (ft 2)    Estimated Cost    Permit Fee

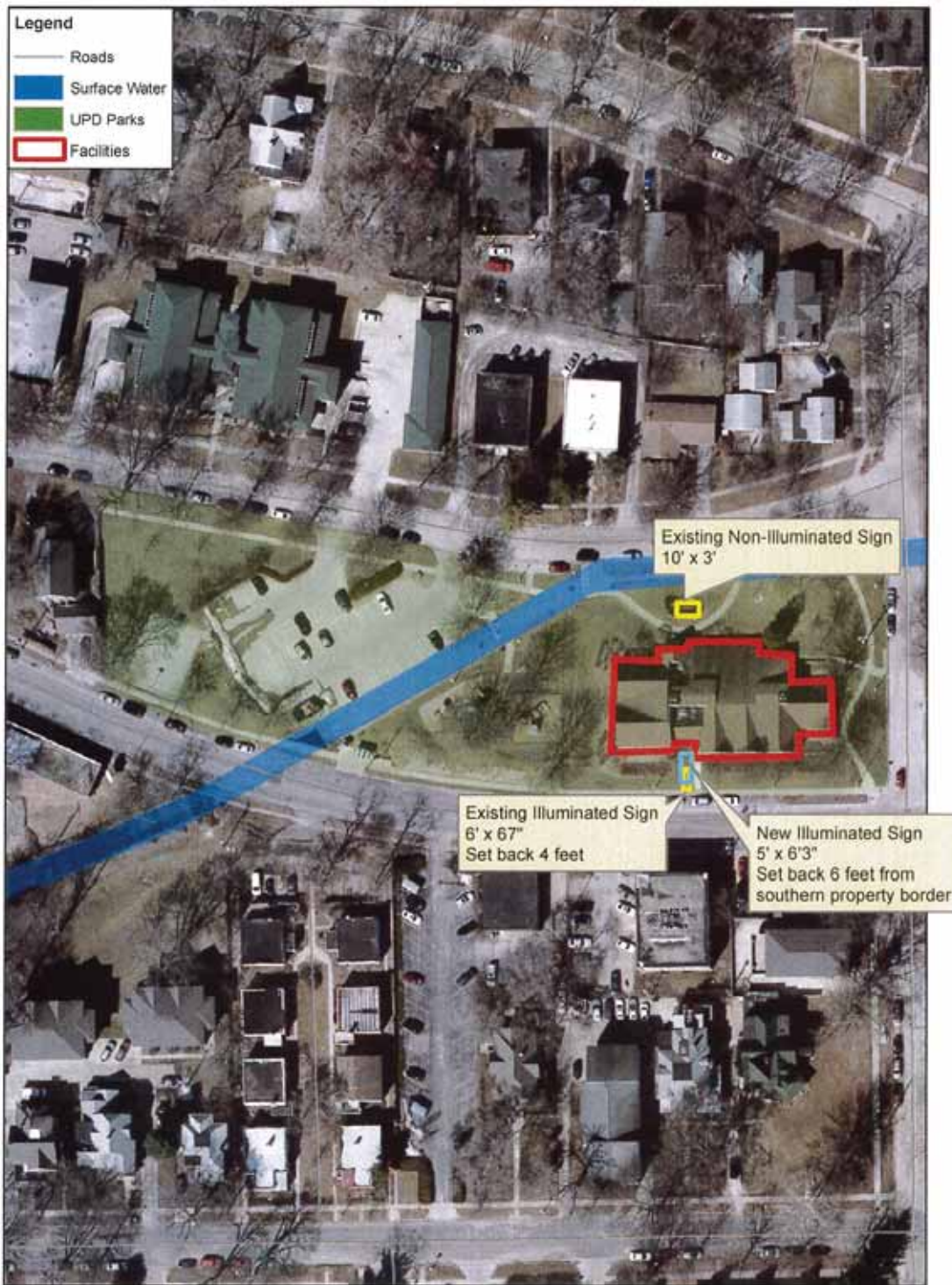
  
\_\_\_\_\_  
Authorized Signature

*\*Utility Permit Already  
Obtained by Applicant  
from City*

# Site Plan from Applicant



## Urbana Park District Phillips Recreation Center



Date: 4/21/15  
Source: CCRPC, UPD, CCC  
Author: CKL

\*Sign dimensions refer to area of face of signs.

*Rendering of Proposed Sign from Applicant*



SCALE: 1/2"=1'

THIS DRAWING IS PROPERTY OF AMERICAN DOWELL SIGN COMPANY AND ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY AMERICAN DOWELL SIGN COMPANY

Date: 05/08/2015

Client:  
Urbana Park Dist.  
Phillips Recreation Center

Project:  
Monument Sign

Notes:  
2' 7" X 6' 3" double-sided,  
internally illuminated sign.

Replace existing Zip Track  
faces with 2' 5" X 6' 3",  
19mm monochrome  
electronic message center  
(EMC). Minimum 5" letter  
height

Includes aluminum  
sheeting around message  
center to fill empty area  
between message center  
and sign cabinet.

Drawing Location:  
\\SERVER\American Dowell 2015\C Childress\Drawings\  
Urbana Park District\Phillip Recreation Center Rev. 1

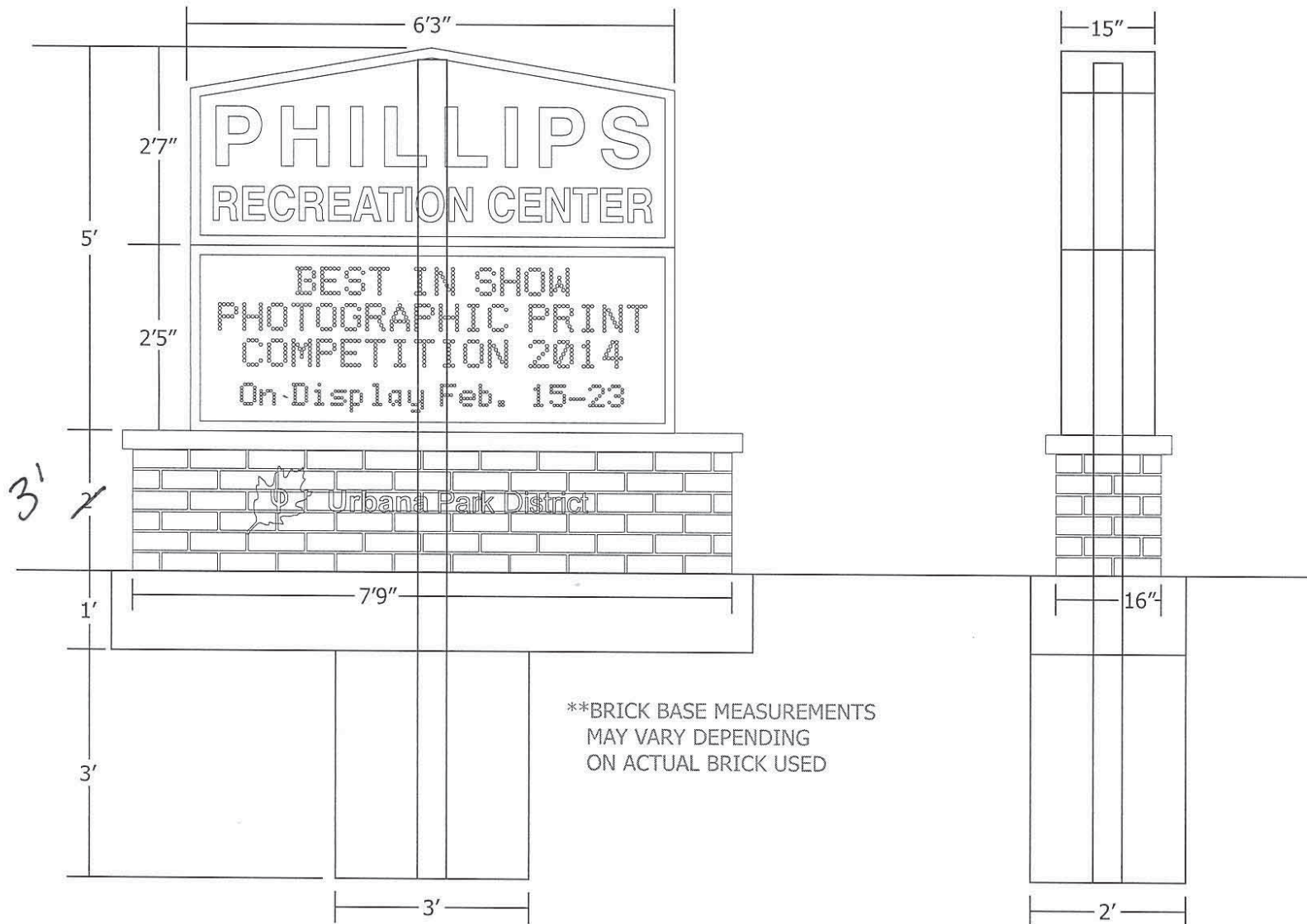
Approval Signature:

Sales & Design:

  
**AMERICAN DOWELL**  
**SIGN CRAFTERS**  
PROUDLY SERVING EAST CENTRAL ILLINOIS OVER 60 YEARS  
Travis Eastin  
teastin@americandowell.com

217-359-6696  
217-359-0803(fax)  
1712 W. Hensley Rd. Box. 3788  
Champaign, IL 61826

# Rendering of Proposed Sign from Applicant



\*\*BRICK BASE MEASUREMENTS  
MAY VARY DEPENDING  
ON ACTUAL BRICK USED

Date: 12/8/2014

Client:  
Urbana Park Dist.  
Phillips Recreation Center

Project:  
-Monument Sign

Notes:  
- 2' 7" X 6' 3" double-sided, internally illuminated sign.  
- 2' 5" X 6' 3" double-sided, electronic message center.  
  
\*\*Minimum 5" letter height

Drawing Location:  
teastin14\Drawings\  
Urbana Park District\  
Phillip Recreation Center(1)

Approval Signature:

Sales & Design:

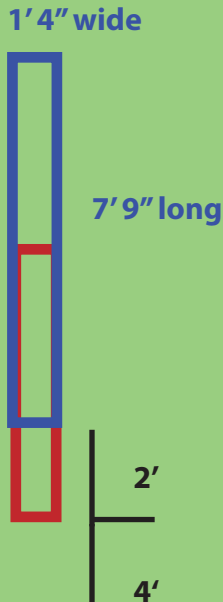
  
**AMERICAN DOWELL**  
**SIGNCRAFTERS**  
PROUDLY SERVING EAST CENTRAL ILLINOIS OVER 60 YEARS  
Travis Eastin  
teastin@americandowell.com

SCALE: 1/2"=1'

Exhibit E: Site Plan  
Provided by City Staff



Existing Sign Base:  
5' 9" long  
1' 3" Wide



Sidewalk

W. Springfield Avenue (On-Street Parking)



	Proposed Sign and Dimensions		Existing Sign and Dimensions		Property Line
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**Exhibit F (page 1):  
Pictures of Current Sign (to be replaced)**



**From the west along W. Springfield Avenue**



**From the east along W. Springfield Avenue**

Exhibit F (Page 2):  
Picture From the West Emphasizing W. Springfield Avenue's Curvature with Existing Sign Circled



**MINUTES OF A REGULAR MEETING**

**URBANA ZONING BOARD OF APPEALS**

**DATE:** May 20, 2015

**DRAFT**

**TIME:** 7:30 p.m.

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

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**MEMBERS PRESENT** Joanne Chester, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

**MEMBERS EXCUSED** Paul Armstrong, Ashlee McLaughlin

**STAFF PRESENT** Lorrie Pearson, Planning Manager; Christopher Marx, Planner I; Maximillian Mahalek, Planning Intern

**OTHERS PRESENT** Brian Adams, Mark Allen, Katy Balderson, Anthony Beard, Connor and Emma Gray, Derek Liebert, Caitlin Lill, Dorothy Neumann, Thomas Sheehan

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**NEW PUBLIC HEARINGS**

**ZBA-2015-MAJ-06: A request by the Urbana Park District to construct a monument sign that will be eight feet in height, a 33.3% variance from the maximum height allowed at 505 West Stoughton Street in the CRE, Conservation-Recreation-Education Zoning District.**

**ZBA-2015-MIN-01: A request by the Urbana Park District to construct a monument sign that will encroach two feet into the required eight-foot setback, a 25% variance, at 505 West Stoughton Street in the CRE, Conservation-Recreation-Education Zoning District.**

Chair Armstrong opened the public hearing for these two cases together since they are regarding the same subject property.

Maximillian Mahalek presented these two cases together to the Zoning Board of Appeals. He began by stating the purpose for each major variance request. He gave background information on the subject property. He described the site and the adjacent surrounding properties noting the zoning, existing land uses and future land use designations. He talked about the existing sign and discussed the sign height, digital display and sign area, setback of the new proposed sign, and the impact on the adjacent surrounding properties. He reviewed the variance criteria from Section XI-3 of the Urbana Zoning Ordinance that pertains to both major variance requests. He stated the options of the Zoning Board of Appeals and presented City staff's recommendation for approval of both major variance requests. He pointed out that representatives for the applicant were available to answer any questions.



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

Caitlin Lill, Project Manager for the Urbana Park District, and Derek Liebert, Superintendent of Planning and Operations for the Urbana Park District, approached the Zoning Board of Appeals to speak. Ms. Lill thanked City staff for working with the Urbana Park District stated that the Phillips Recreation Center is the main base for the business operations of the Urbana Park District. It is where they sell pool passes and for people to register for programs that happen throughout the City of Urbana. They believe with the curvature of Springfield Avenue and the parking to the north that the sign needs more visibility and more elevation.

Mr. Liebert mentioned that they have a Citizen Advisory Committee. The proposed variance requests come from the Park District's response to the Urbana citizens.

There was no further public input, so Acting Chair Welch closed that portion of the hearing. He, then, opened the hearing up for discussion and/or motions.

Mr. Warmbrunn moved that the Zoning Board of Appeals forward Case No. ZBA-2015-MAJ-06 to the City Council with a recommendation for approval. Ms. Uchtmann seconded the motion. Roll call on the motion was as follows:

Ms. Chester	-	Yes	Ms. Uchtmann	-	Yes
Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes

The motion was approved by unanimous vote. The case will be forwarded to the Urbana City Council on June 1, 2015.

Mr. Warmbrunn moved that the Zoning Board of Appeals approve Case No. ZBA-2015-MIN-01. Ms. Chester seconded the motion. Roll call on the motion was as follows:

Ms. Chester	-	Yes	Ms. Uchtmann	-	Yes
Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes

The motion was approved by unanimous vote.