

AN ORDINANCE APPROVING A MAJOR VARIANCE

(Increase the Institutional Sign Area from 20 Sq. Ft. to 36 Sq. Ft. in the City's R-4, Medium Density Multiple-Family Zoning District / 2004 S. Philo Road, Case No. ZBA-03-MAJ-08)

WHEREAS, the Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the City Council to consider criteria for major variances where there are special circumstances or conditions related to the parcel of land or the structure; and

WHEREAS, the petitioner, Grace United Methodist Church, has submitted a petition requesting a major variance to allow an increase of the institutional sign area for a new sign on Philo Road. The request is to construct a 36.09-square foot sign in Urbana's R-4, Medium Density Multiple Family Residential Zoning District; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case #ZBA 03-MAJ-8; 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 (ZBA) held a public hearing about the proposed major variance on October 15, 2003 and the ZBA by a unanimous vote (4-0) of its members recommended approval of the requested variance with a condition that the all existing institutional signs are removed prior to construction and that the new sign conform to the submitted specifications, to the City Council; and

WHEREAS, after due and proper consideration, the City Council of the City of Urbana has determined that the major variance referenced herein conforms with the major variance procedures in accordance with Article XI, Section XI-3, C.3.d of the Urbana Zoning Ordinance; and

WHEREAS, the City Council agrees with the following findings of fact adopted by the ZBA in support of its recommendation to approve the application for a major variance as requested:

1. The practical difficulty relating to the parcel is the deep right-of-way between the property line and the pavement of Philo Road and the eight-foot easement that is currently a shared-use path on the Church's property. The proposal is to put the new sign approximately eight feet from the path. The path restricts the petitioner from placing any signage closer to their property line. The petitioner has requested the area and height variances to allow for a sign that will meet their needs while set back a considerable distance from Philo Road.
2. The variance request would serve as special privilege however the petitioner feels as though their proposed sign placement, with its distance from Philo Road, is adequate in area and height to meet their needs.
3. The need for the variance has not yet been created. The petitioner is aware of the requirements of the Zoning Ordinance and have applied for a variance prior to construction.
4. The variance should not detract from or alter the essential character of the neighborhood.
5. The variance should not cause a nuisance to adjacent properties. It would be set back a considerable distance on the property and would be internally illuminated, it would not direct light onto neighboring properties.

The sign would be 36 square feet in area which would be a 14 square-foot reduction from what is currently being provided on the property.

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

The major variance request by Grace united Methodist Church, in Case #ZBA 03-MAJ-8 is hereby approved to allow an increase in the sign area display for a new institutional sign, from 20-square feet to 36-square feet at 2004 S. Philo Road in Urbana's R-4, Medium Density Multiple Family Residential Zoning District, with the condition that all signs on the property be removed and that the new sign conform to the sign specifications as submitted and approved by the Zoning Board of Appeals.

The major variance described above shall only apply to the property located at 2004 S. Philo Road, Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION: South 3 acres of the following: The north 661.75 ft. of the west 394.95 ft. of the south ½ of the northeast quarter of sec. 21, T19N, R9E, 3PM, Containing 6 acres more or less, all situated in Champaign County, Illinois.

PERMANENT PARCEL #: 93-21-21-200-007

The 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 3rd day of November, 2003.

PASSED by the City Council this 3rd day of November,
2003 .

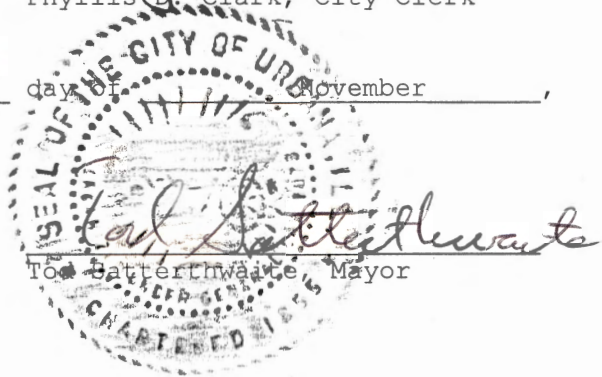
AYES: Chynoweth, Hayes, Huth, Otto, Patt, Wyman

NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk

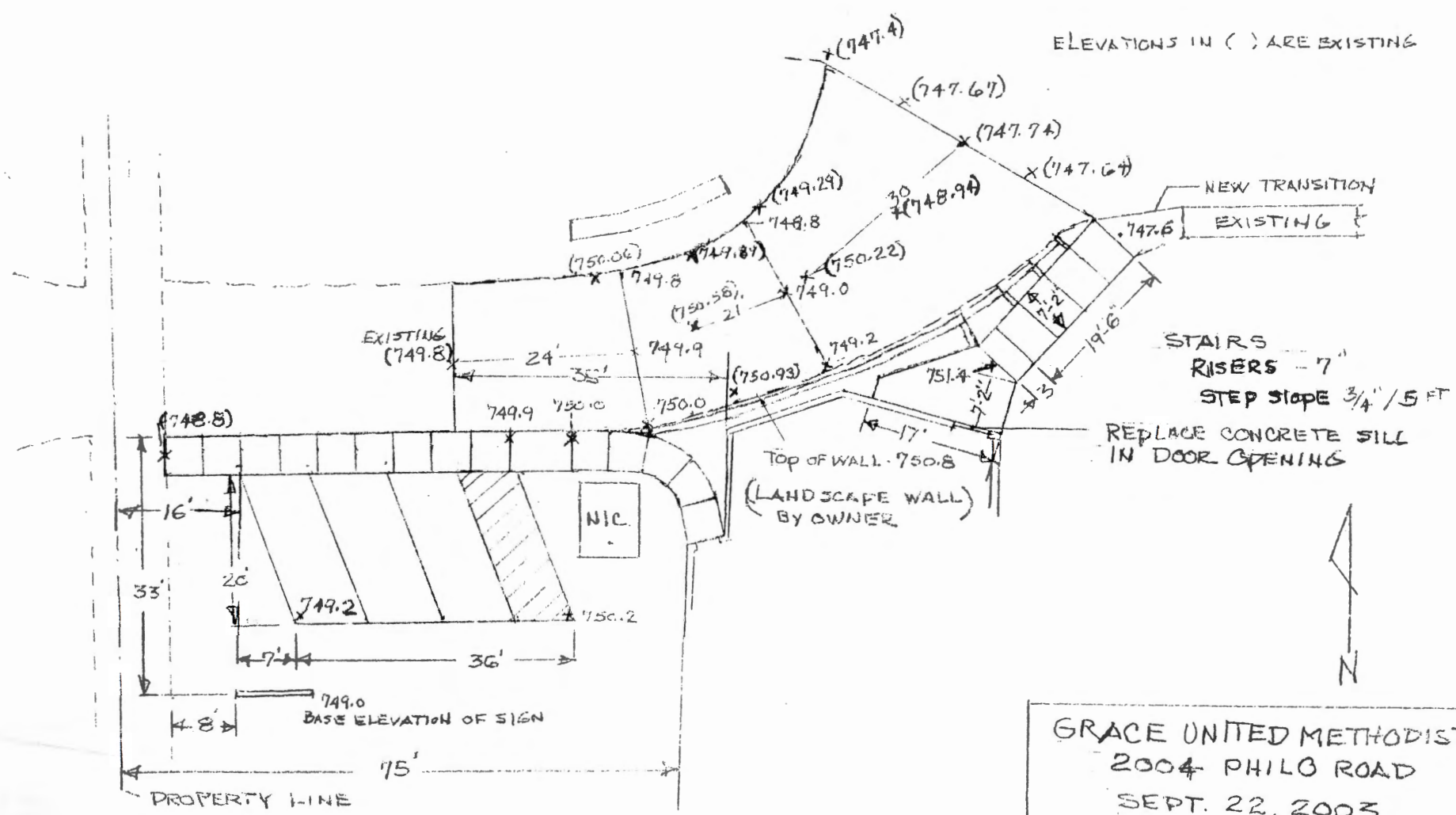
APPROVED by the Mayor this 13th day of November,
2003 .



Ref. Ord. 2003-10-117

CONSTRUCTION DETAIL

ELEVATIONS IN () ARE EXISTING



GRACE UNITED METHODIST
 2004 PHILB ROAD
 SEPT. 22, 2003
 SHEET 2 OF 3
 DBB

8'-0 1/4"



Grace

United Methodist Church

SUNDAY SCHOOL 9:30 AM WORSHIP SERVICES 8:15 AM & 10:30 AM WEDNESDAY NIGHT SERVICE 7:30 PM

THE END OF YOUR SEARCH FOR A FRIENDLY CHURCH

J. MICHAEL SMITH
PASTOR

4'-6"

3'-0"

DISTINCTIVE SIGNS

Jamie G.
S500D
Opt AB

A2

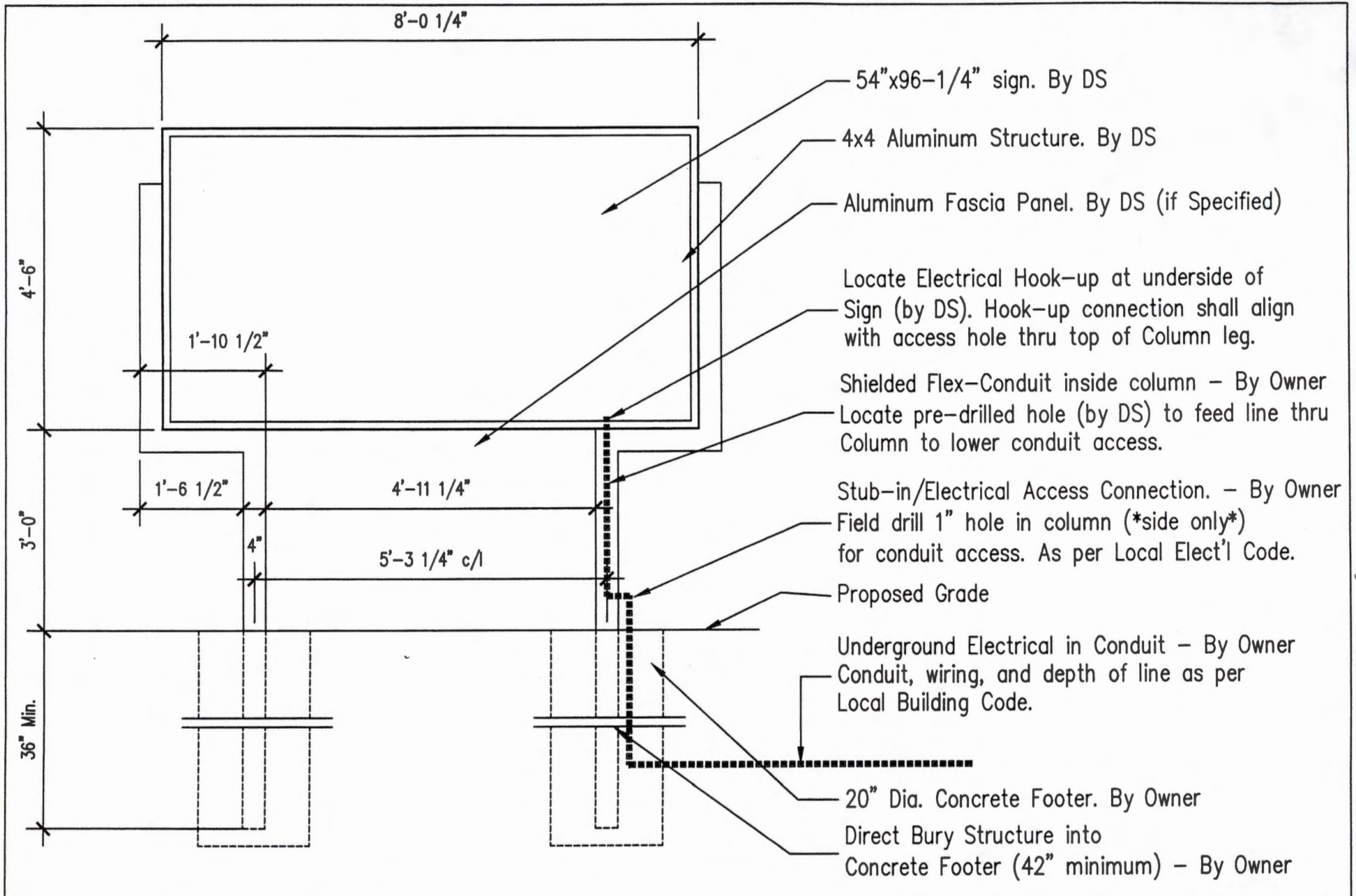
8.13.2003

/G/

Model S500D w/ Opt A&B (54" x 96") -- 3197.00
Wrap Poles & Skirt -- 516.00
4 Tracks of 6" Letters - Includes 525 Plastic 6" Letters
Clergy/Time Panels -- 24.00 each
Custom Sign Frame Color - Silver Grey -- \$350.00

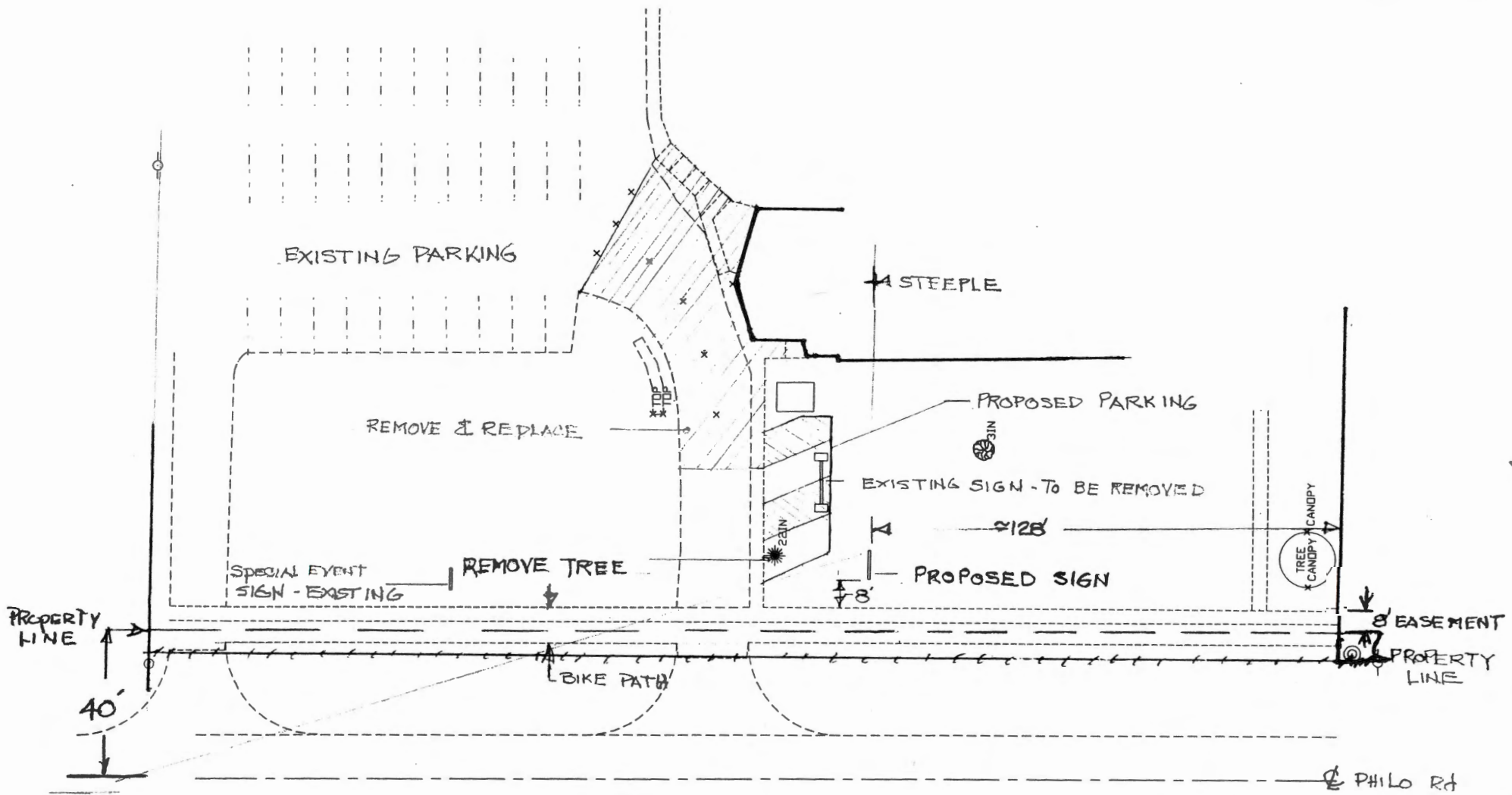
Square Foot Area of Sign
36.09 s.f.

Ref. Call. # 2003-10-111



Reg. Draw. #2003-10-117

<p>DISTINCTIVE SIGNS 2420 Holloway Rd - Louisville, Kentucky - 40299 1-502-267-7191 -- fax 1-502-267-7414</p>	<p>Wrap Pole Installation For S500 & G165 Option AB Series Scale 1/2" = 1'-0"</p>	<p>WP-AB jdc 1.27.2003</p>
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SCALE 1" = 40'

GRACE UMC.
2004 PHILO RD.

AUG 27, 2003

REV. A. 12. 28. 2003