

AN ORDINANCE APPROVING A MAJOR VARIANCE

(To allow a 126% Increase in the Display Area of an Institutional Sign in the R-4, Medium Density Multiple-Family Residential, Zoning District - 1500 N. Lincoln Avenue / Case No. ZBA-2007-MAJ-05)

WHEREAS, the 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 the parcel of land or the structure; and

WHEREAS, American Dowell Sign Crafters, on behalf of the owner of such property, the Vineyard Church, has submitted a petition requesting a major variance to allow a 56.6 square foot institutional sign on the wall facing the street at 1500 North Lincoln Avenue in the 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-2007-MAJ-05; 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 on the proposed major variance on May 16, 2007 and voted 5 ayes and 0 nays to recommend to the Corporate Authorities approval of the requested variance; and

WHEREAS, after due and proper consideration, the Corporate Authorities 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 Corporate Authorities have considered the variance criteria established in the Urbana Zoning Ordinance and has determined the following findings:

1. The Vineyard Church, located at 1500 North Lincoln Avenue, is an institutional property zoned R-4, Medium Density Multiple Family Residential District.
2. Section IX-4. General Sign Provisions, states Institutional Signs "shall not exceed a total of 25 square feet in display area. If building mounted, these signs shall be flat wall signs, and shall not project above the roofline or front façade of the building. There may be one sign per frontage."
3. The Vineyard Church is located on a commercial corridor and surrounded on two sides with businesses that are allowed a much greater amount of signage.
4. The proposed wall sign will be 56.6 square feet in area, which is in proportion to the area of the wall it will be mounted upon.
5. The variance will not serve as a special privilege because the building is set back 250 feet from the street, and a conforming wall sign would not be adequately visible from the road.
6. The variance will not alter the essential character of the neighborhood because the proposed sign will be smaller than existing signs on adjacent properties.
7. The variance will not cause a nuisance to adjacent property because the sign will face a commercial corridor rather than nearby residences, and will not have moving parts.
8. The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request because the proposed sign is just large enough to be seen adequately from Lincoln Avenue, 250 feet away.

9. The variance requested is the result of practical difficulties or particular hardship because the zoning ordinance allows very minimal signage in the R-4, Medium Density Multiple Family Residential District. In this case, a large institution is located in a commercial corridor, and set back 250 feet from a busy arterial roadway. Since the property is zoned R-4 and is an institutional use, it is only allowed to have a 25 square foot institutional sign.

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

The major variance request by the Vineyard Church, in Case #ZBA-2007-MAJ-05, is hereby approved to allow a 56.6 square foot sign to be installed on the wall facing Lincoln Avenue at at 1500 North Lincoln Avenue in the R-4, Medium Density Multiple-Family Residential Zoning District, in the manner proposed in the application.

The major variance described above shall only apply to the property located at 1500 North Lincoln Avenue, Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION:

Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 8, Township 19 North, Range 9 East of the 3rd Principal Meridian, Situated in Champaign County, Illinois.

PERMANENT PARCEL NO: 91-21-08-101-027

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 4th
day of June, 2007.

PASSED by the City Council this 4th day of June,
2007.

AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 15th day of June,

2007.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor