

ORDINANCE NO. 2014-12-111

AN ORDINANCE APPROVING A MAJOR VARIANCE

(To Allow a Sign 11 Feet in Height and Set Back 8 Feet From the Right-of-Way in the City's MIC, Medical Institutional Campus, at 505 N. McCullough Street / Case No. ZBA-2014-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, Bendsen Signs & Graphics, Inc. has submitted a petition for a major variance on behalf of Carle Hospital to install a freestanding monument sign that would be 11 feet tall and set back 8 feet from the property line in the MIC, Medical Institutional Campus to provide identification and direction; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case No. ZBA-2014-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 November 19, 2014 and voted 6 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 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. Bendsen Signs and Graphics, Inc. has applied on behalf of Carle Foundation Hospital to install a freestanding monument sign at 505 North McCullough Street.
2. The proposed sign would be 11 feet tall and set back 8 feet.
3. The site is located in West-Central Urbana and is zoned MIC, Medical Institutional Campus.
4. The Urbana Comprehensive Plan identifies the area as Community Business.
5. The proposed variance is desired due to special circumstances of the parcel being located at a high volume intersection and serving as a southeast entry point for the medical campus.
6. The proposed variance is not due to a situation created by the petitioner.
7. The proposed variance will not alter the character of the neighborhood, nor cause a nuisance to adjacent properties.
8. The proposed variance regarding sign height and setback represents the minimum possible derivation from Zoning Ordinance requirements to re-use the existing sign structure.

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

Section 1. The major variance request by Bendsen Signs and Graphics, Inc., in Case No. ZBA-2014-MAJ-06, is hereby approved to allow installation of a freestanding monument sign that would be 11 feet tall and be set back 8 feet from the property line in the MIC, Medical Institutional Campus to provide visible identification and wayfinding on the site, in the manner proposed in the application and subject to the following conditions:

1. That the sign area, height, and setback do not exceed the dimensions shown in the sign plan submitted with the application;

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

LEGAL DESCRIPTION:

Lot 11 of S. H. Busey's Third Addition, as recorded in Deed Record Book 35 at page 128 in the Office of the Recorder of Deeds, Champaign County, Illinois and the south half of the public alley vacated by City of Urbana Ordinance Number 2007-09-095, recorded as Document Number 2008R07554 in the Office of the Recorder of Deeds, Champaign County, Illinois;

EXCEPT the westerly 45 feet thereof. and further excepting that portion of said Lot 11 dedicated to the People of the State of Illinois in a dedication recorded as Document Number 1997R14484 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Parcel Identification Numbers: 91-21-08-327-012

Section 2. 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).


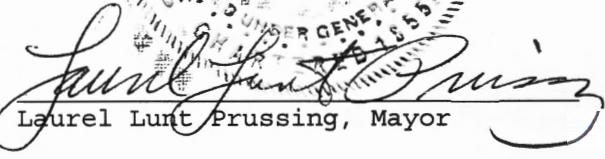
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 1st day of December, 2014

PASSED by the City Council on this 1st day of December, 2014.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Smyth

NAYS: Roberts

ABSTAINS:


Phyllis A. Clark, City Clerk
December 1, 2014

Laurel Lunt Prussing, Mayor

APPROVED by the Mayor this 3rd day of _____, 2014



**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 1st day of December, 2014, the City Council of the City of Urbana passed and approved Ordinance No. 2014-12-111, entitled:


AN ORDINANCE APPROVING A MAJOR VARIANCE (TO ALLOW A SIGN 11 FEET IN HEIGHT AND SET BACK 8 FEET FROM THE RIGHT-OF-WAY IN THE CITY'S MIC, MEDICAL INSTITUTIONAL CAMPUS, AT 505 N. MCCULLOUGH STREET / CASE NO. ZBA-2014-MAJ-06)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2014-12-111 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 4th day of December, 2014, 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 4th day of December, 2014.




Phyllis D. Clark, City Clerk