

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 1<sup>st</sup> day of June, 2015.


PASSED by the City Council on this 1<sup>st</sup> day of June, 2015.

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

NAYS:

ABSTAINS:

APPROVED by the Mayor this 3<sup>rd</sup> day of June, 2015.

  
Phyllis D. Clark, City Clerk  
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 1st day of June, 2015, the City Council of the City of Urbana passed and approved Ordinance No. 2015-06-057, entitled:

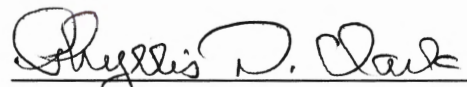
**AN ORDINANCE APPROVING A MAJOR VARIANCE (TO ALLOW AN INCREASE IN THE HEIGHT OF A MONUMENT SIGN TO EIGHT FEET IN THE CITY'S CRE, CONSERVATION-RECREATION-EDUCATION DISTRICT AT 505 WEST STOUGHTON STREET/ZBA CASE NO. 2015-MAJ-06)**

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

The pamphlet form of Ordinance No. 2015-06-057 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 2nd day of June, 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 2<sup>nd</sup> day of June, 2015.



  
Phyllis D. Clark, City Clerk