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# Recording Cover Sheet

**AN ORDINANCE APPROVING A MAJOR  
VARIANCE (CUNNINGHAM CHILDREN'S HOME  
SIGN / 1301 NORTH CUNNINGHAM AVENUE /  
ZBA CASE NO. 2018-MAJ-11) [ORDINANCE NO.  
2019-01-001]**

**2019R00507**  
REC ON: 01/11/2019 10:43:28 AM  
CHAMPAIGN COUNTY  
**MARK SHELDEN**  
REC FEE: 51.00  
RHSPS Fee:  
REV FEE:  
PAGES 7  
PLAT ACT: 0 PLAT PAGE:

\*ORDINANCE  
\*MAP

Prepared for recording by:

Wendy M. Hundley, Deputy City Clerk

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400 S. Vine St., Urbana, IL 61801

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(6) Return to:

Charles A. Smyth, City Clerk  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

**ORDINANCE NO. 2019-01-001**

**AN ORDINANCE APPROVING A MAJOR VARIANCE**

**(Cunningham Children's Home Sign / 1301 North Cunningham Avenue / ZBA Case No. 2018-MAJ-11)**

**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 a major variance where there is a special circumstance or condition with a parcel of land or a structure; and

**WHEREAS**, Cunningham Children's Home has submitted a petition for a major variance to allow an institutional sign to be constructed in a residential district which will increase the approved sign size area from 25 square feet to 44 square feet; and

**WHEREAS**, the Zoning Board of Appeals held a public hearing on such petition at 7:00 p.m. on December 19, 2018, in ZBA Case No. 2018-MAJ-11; and

**WHEREAS**, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

**WHEREAS**, the Zoning Board of Appeals voted five (5) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested variance; and

**WHEREAS**, the City Council finds that the requested variance conforms with the major variance procedures in Article XI, Section XI-3(C)(2)(d) of the Urbana Zoning Ordinance; and

**WHEREAS**, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has made the following findings of fact:

1. Cunningham Children's Home requests a Major Variance to allow an institutional sign along a non-arterial road and in a residential zoning district to be 44 square feet in area, 80% larger than the maximum 25 square feet in area allowed.
2. The property is zoned R-4, Medium Density Multiple Family Residential.
3. The increased right-of-way width and the new easement required by the City, along with the new access drive aligning to an existing street to the north are special circumstances for the strict application to the Zoning Ordinance.
4. The variance request will not serve as a special privilege to the property owner as the additional right-of-way and new easement are not always imposed on other properties.
5. The variance request was not the result of a situation knowingly created by the petitioner as the new easement is for an existing sanitary sewer.
6. The variance request will not alter the essential character of the neighborhood as the sign is in scale with the wall to which it is attached and of appropriate size for the campus setting.
7. The variance request will not cause a nuisance to adjacent property owners as it is not internally lit and is set back farther than a sign would typically be set back.
8. The variance request represents the minimum deviation from the requirements of the Zoning Ordinance as it is the size needed to be visible from the street, yet is as close to the street as practical due to the width of the easement and right-of-way.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**

**CITY OF URBANA, ILLINOIS, as follows:**

**Section 1.**

In ZBA Case No. 2018-MAJ-11, the major variance requested by Cunningham Children's Home to allow an institutional sign to be constructed in in a residential district which will increase the approved sign size area from 25 square feet to 44 square feet is hereby approved in the manner proposed in the application with the following condition:

- That the sign location and construction generally conform to the attached site plan and specifications in Ordinance Attachment A.

The major variance described above shall only apply to the property located at 1301 North Cunningham Avenue, more particularly described as follows:

Lots 1, 2 and 3 of a subdivision of the northeast quarter of section 8, township 19 north, range 9 east of the third principal meridian, which lies south of Country Club Road, except for the easterly portion of said Lot 1 which is a part of Lot 100 of CCH Commercial Subdivision, all situated in the City of Urbana, Champaign County, Illinois.

PIN: 91-21-08-229-004

**Section 2.**

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.


This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this 7<sup>th</sup> day of January, 2019.

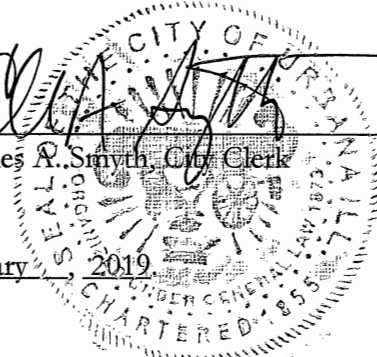
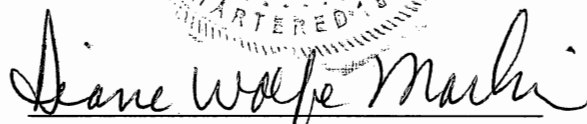
AYES: Brown, Hazen, Jakobsson, Miller, Roberts, Wu

NAYS:

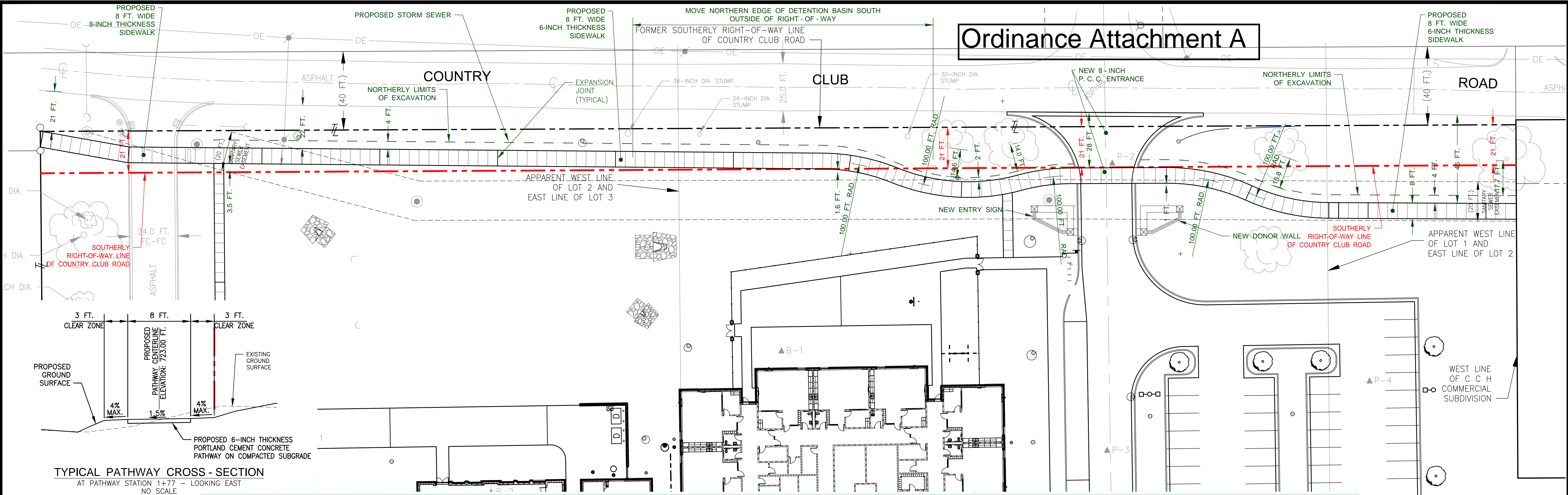
ABSTENTIONS:

  
\_\_\_\_\_  
Charles A. Smyth, City Clerk

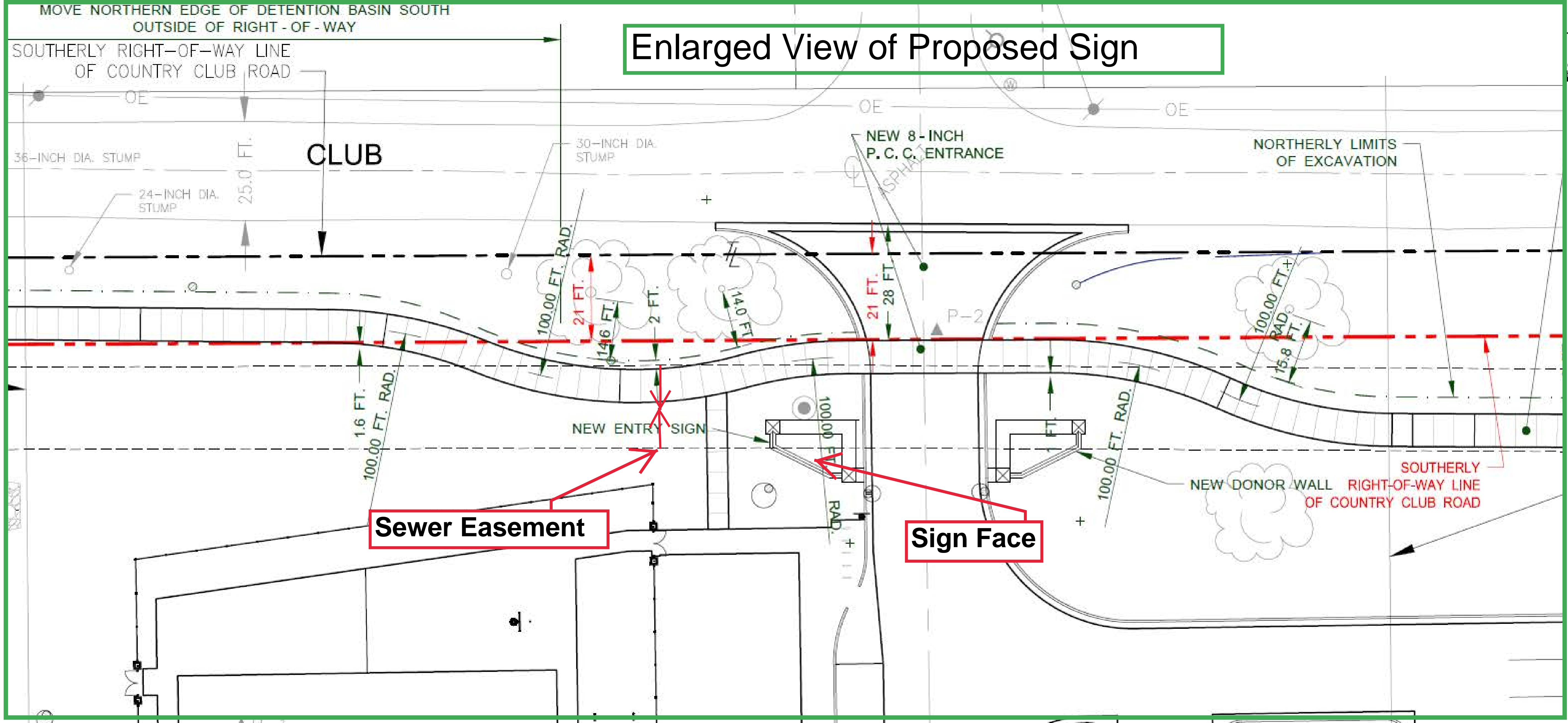
**APPROVED BY THE MAYOR** this 8<sup>th</sup> day of January, 2019.

  
  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

# Ordinance Attachment A



## Enlarged View of Proposed Sign



REVISIONS		DRAWN RE (BCA)	APPR CB/TBB (BCA)
NO.	DATE		
05/20/17		ISSUED FOR BIDDING	
06/23/17		ADDENDUM 1	
09/11/17		ISSUED FOR CONSTRUCTION	
07/17/18		PUBLIC PATHWAY	

**BERNS, CLANCY AND ASSOC.**  
405 EAST MAIN ST., P.O. BOX 755  
URBANA, ILLINOIS  
PHONE: (217) 384-1144  
FAX: (217) 384-3355

**GHR ENGINEERS & ASSOC., INC.**  
1615 SOUTH NEIL STREET  
CHAMPAIGN, ILLINOIS  
PHONE: (217) 356-0536  
FAX: (217) 356-1092

**TGRWA, LLC**  
600 W. VAN BUREN, SUITE 900  
CHICAGO, ILLINOIS  
PHONE: (312) 341-0055  
FAX: (312) 341-9966

**ISAIXEN GLERUM WACHTER, LLC**  
114 WEST MAIN STREET  
URBANA, ILLINOIS 61801  
T / 217 328 1391  
F / 217 328 1401

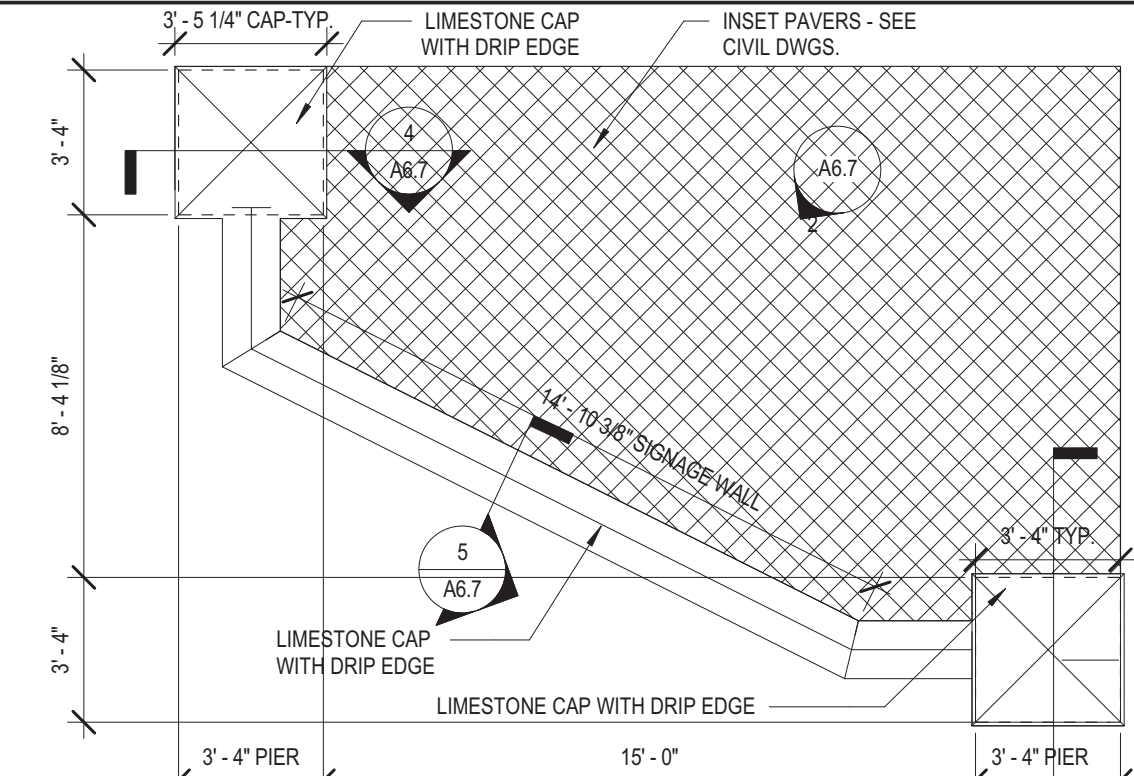


PUBLIC PATHWAY PLAN  
EDUCATION AND RECREATION CENTER  
**CUNNINGHAM CHILDREN'S HOME**  
1301 NORTH CUNNINGHAM AVENUE, URBANA, ILLINOIS

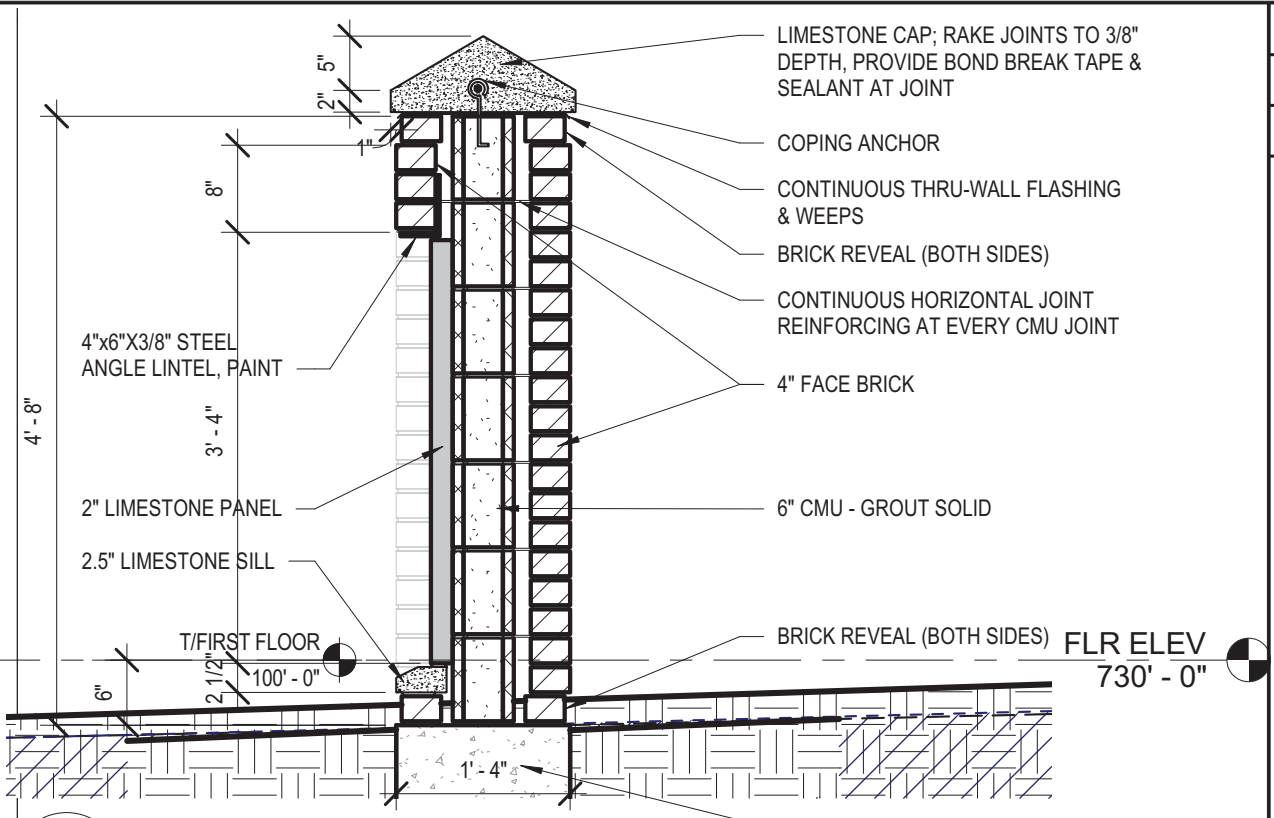
FILE: 1622  
DATE: 08/16/18  
**CR.1**

ISSUED FOR CONSTRUCTION

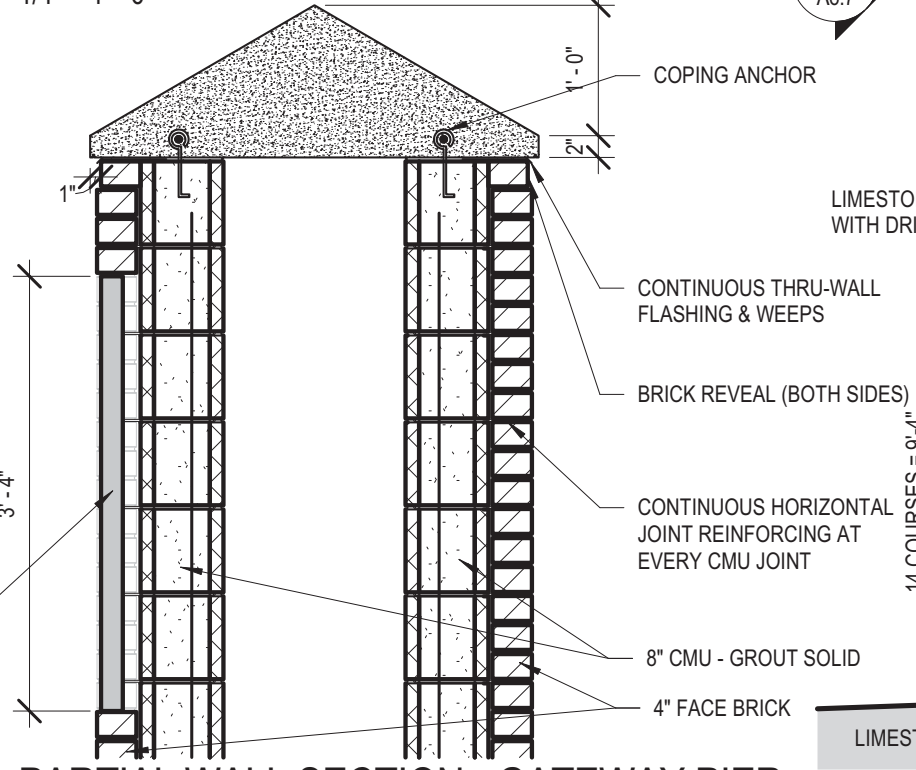
# Ordinance Attachment A



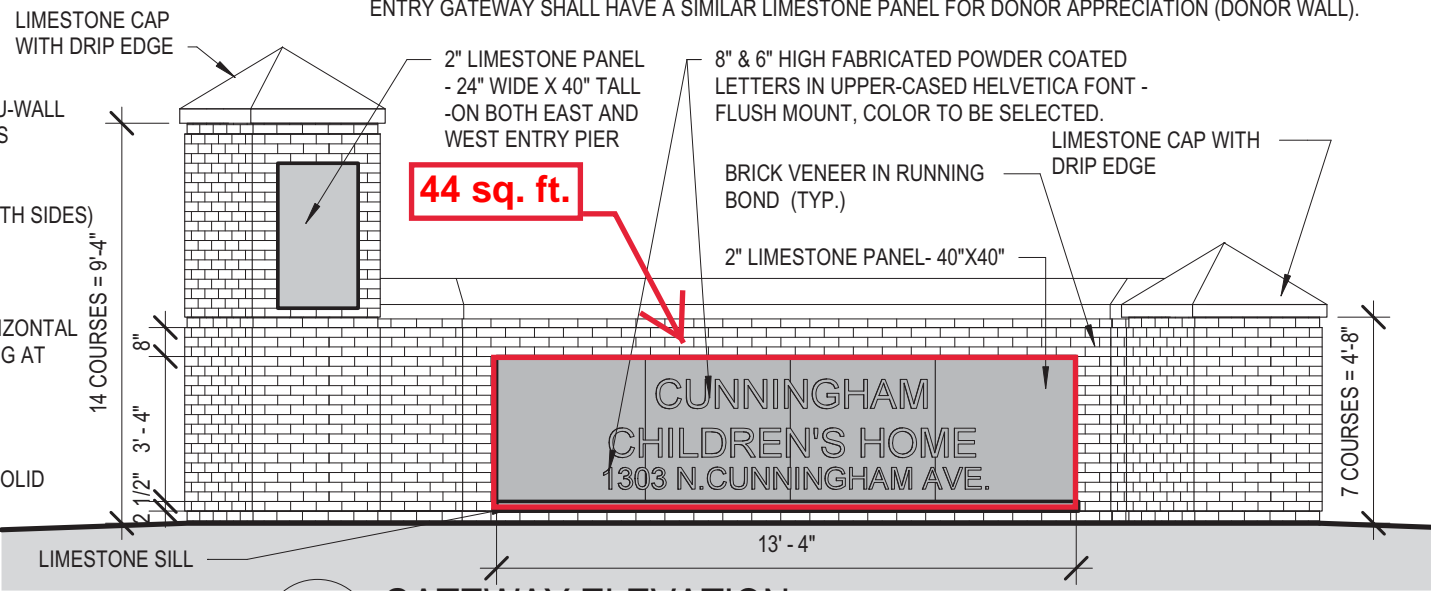
**1 PLAN DETAIL - GATEWAY**  
 A6.7 1/4" = 1' - 0"  
 NORTH



**5 WALL SECTION - GATEWAY WALL**  
 A6.7 3/4" = 1' - 0"  
 SEE DRAWINGS - FOR DETAILS



**3 PARTIAL WALL SECTION - GATEWAY PIER**  
 A6.7 3/4" = 1' - 0" NOTE: SEE 3/A6.7 ON "ISSUED FOR CONSTRUCTION" DWG FOR FULL PIER DETAIL



**2 GATEWAY ELEVATION**  
 A6.7 1/4" = 1' - 0"

NOTE: EAST & WEST WALL OF ENTRY GATEWAY SHALL HAVE A 13'-4" LONG BY 3'-4" HIGH RECESSED LIMESTONE PANELS. PROVIDE AND MOUNT 8" HIGH DIMENSIONAL LETTERS PER SECTION 101419 WITH TEXT "CUNNINGHAM CHILDREN'S HOME" AND 6" HIGH ADDRESS "1303 N. CUNNINGHAM AVENUE" ON WEST WALL. EAST WALL OF ENTRY GATEWAY SHALL HAVE A SIMILAR LIMESTONE PANEL FOR DONOR APPRECIATION (DONOR WALL).

EDUCATION AND RECREATION CENTER <b>CUNNINGHAM CHILDREN'S HOME</b> 1303 NORTH CUNNINGHAM AVENUE, URBANA, ILLINOIS	1622 09/13/18 S.P.
<b>igw</b> ARCHITECTURE	ISAKSEN GLERUM WACHTER, LLC WEST MAIN STREET URBANA, ILLINOIS 61801 T / 217 328 1391 F / 217 328 1401
<b>RFP25 AR18R</b> REFA6.7	

# Ordinance Attachment A

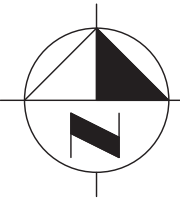
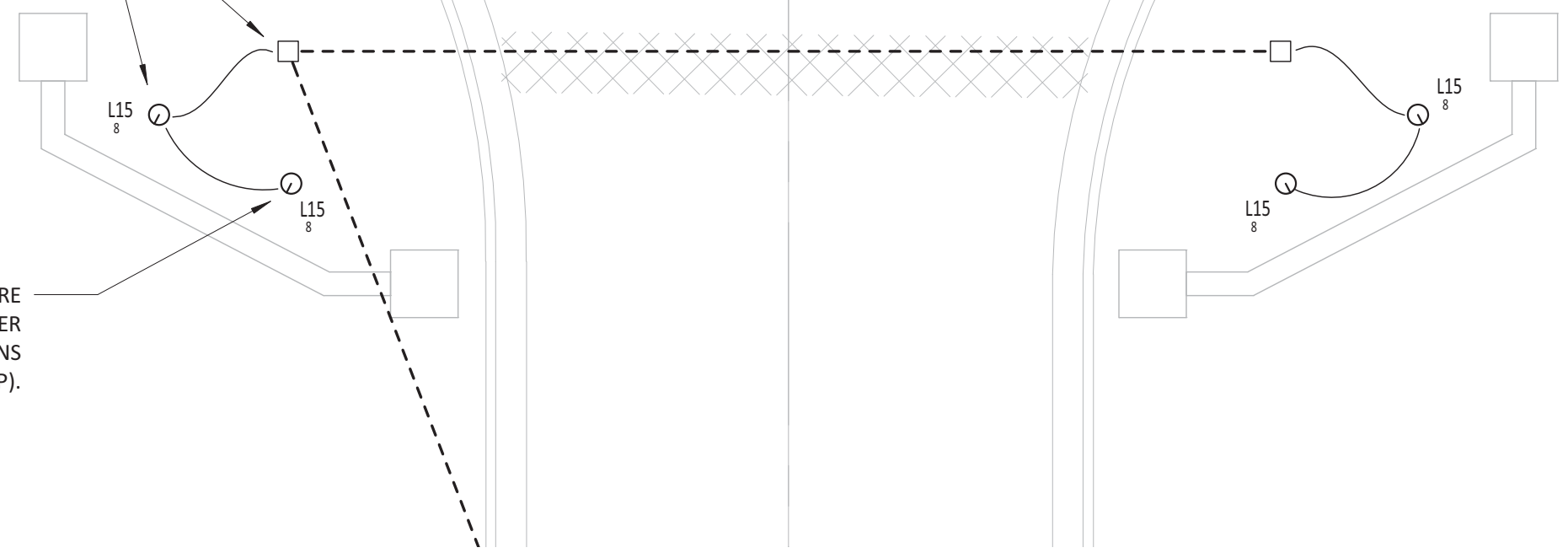
GHR # 7035  
 Revised 10-29-18

LEM  
 EDUCATION AND RECREATION CENTER  
**CUNNINGHAM CHILDREN'S HOME**  
 1303 NORTH CUNNINGHAM AVENUE, URBANA, ILLINOIS

**igw**  
 ARCHITECTURE  
 ISAKSEN CLEFUM VACHTEF, LLC  
 101 WEST MAIN STREET URBANA, ILLINOIS 61801  
 T / 217 328 1391 F / 217 328 1401

EXTEND 277V CIRCUIT TO  
 NEW LIGHT FIXTURES (TYP)

INSTALL NEW IN-GRADE FIXTURE  
 IN CONCRETE FOUNDATION PER  
 MANUFACTURER'S INSTRUCTIONS  
 (TYP).



**ENLARGED SIGNAGE LIGHTING PLAN**  
 SCALE: 1/8" = 1'-0"

## SIGN LIGHT FIXTURE SCHEDULE

TAG	TAG NO.	MFR	MODEL	DESC.	LAMPS		INSTALLATION		FINISH	REMARKS
					QTY.	TYPE	MOUNTING	LOCATION		
L	15	HYDREL	#PDX7-B-12LED-WHT41K-MVOLT-WFL-FLC-34S	IN GRADE LED LIGHT	-	14W LED DRIVER	BURRIED	IN GRADE	DARK BRONZE TEXTURED	IN GRADE LED LIGHT FIXTURE, 14W LED LAMP, WIDE FLOOD DISTRIBUTION, FLAT GLASS LENS, MULTI-VOLT OPERATION, BRONZE FINISH.

**E1.1a**  
 REF E1.1



## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



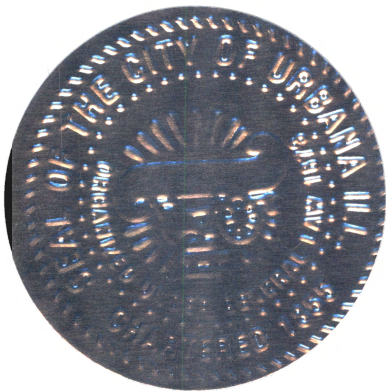
I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 7<sup>st</sup> day of January 2019 the City Council of the City of Urbana passed and approved Ordinance No. 2019-01-001, entitled:

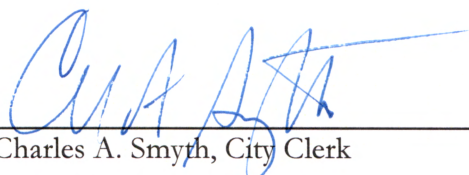
**AN ORDINANCE APPROVING A MAJOR VARIANCE (CUNNINGHAM CHILDREN'S HOME SIGN / 1301 NORTH CUNNINGHAM AVENUE / ZBA CASE NO. 2018-MAJ-11)**

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

The pamphlet form of Ordinance No. 2019-01-001 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 8<sup>th</sup> day of January 2019, 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 8<sup>th</sup> day of January, 2019.



  
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Charles A. Smyth, City Clerk