



City of Urbana
400 South Vine Street
Urbana, IL 61801

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, Phyllis D. Clark, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an Ordinance entitled:

AN ORDINANCE APPROVING A MAJOR (PLASMA FACILITY WALL SIGNS AT 907 N. LINCOLN. AVE. / ZBA CASE NO. 2020-MAJ-20) [ORDINANCE NO. 2020-09-050]

Adopted by the City Council of the City of Urbana, Illinois, on the 28th day of September, AD, 2020, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 30th day of September, AD, 2020.



Phyllis D. Clark, City Clerk



ORDINANCE NO. 2020-09-050

AN ORDINANCE APPROVING A MAJOR VARIANCE

(Plasma Facility Wall Signs at 907 N. Lincoln Ave. / ZBA Case No. 2020-MAJ-04)

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, Stough Real Estate Holdings, LLC has submitted a petition for a major variance to allow two commercial wall signs in the R-5, Medium-High Density Multi-Family Residential Zoning District; and

WHEREAS, the Zoning Board of Appeals held a public hearing on such petition at 7:00 p.m. on September 16, 2020, in ZBA Case No. 2020-MAJ-04; 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 six (6) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested variance with one condition; 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. The property is zoned R-5, Medium-High Multiple-Family Residential.
2. Stough Real Estate Holdings, LLC requests a Major Variance to allow two commercial wall signs in the R-5, Medium-High Multiple-Family Residential zoning district; and
3. City Council approved a Special Use Permit on December 2, 2019 (Ordinance No. 2019-12-069) with the following conditions: provide a landscape plan with any building permit; to build to general conformance with the proposed site plan; and, to provide a MTD bus shelter along

Lincoln Avenue; and

4. City Council approved a Major Variance on January 27, 2020 (Ordinance No. 2020-01-001) to allow for a freestanding commercial sign at this location; and
5. The variance does not serve as a special privilege to the property owner, as Medical Uses are permitted in the R-5 zone with a Special Use Permit, but signs for Medical Uses are not allowed; and
6. The property owner did not deliberately create this situation, as the situation was created by an anomaly in the Zoning Ordinance that allows for non-residential and non-institutional uses in the R-5 zoning district, but does not allow those uses to have signs; and
7. The variance will not alter the essential character of the neighborhood, as the commercial wall signs will be consistent with nearby commercial uses, and the neighboring residential uses will be screened with fencing and landscaping; and
8. The variance will not create a nuisance, as the commercial wall signs will be screened from adjacent residential uses, and the signs will conform to light level limitations specified by the Zoning Ordinance; and
9. The variance generally represents the minimum deviation necessary from the Zoning Ordinance, as the variance would allow two commercial signs to be installed in a district that does not allow wall signs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

In ZBA Case No. 2020-MAJ-04, the major variance requested by Stough Real Estate Holdings, LLC, to allow the construction of two commercial wall signs in the R-5, Medium-High Density Multi-Family Residential Zoning District, is hereby approved in the manner proposed in the application with the following conditions: that the wall signs generally conform to the sign plan in Attachment "A". Such attachments are attached hereto and incorporated herein by reference.

The major variance described above shall only apply to the property located at 907 North Lincoln Avenue, more particularly described as follows:

Commencing at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, Illinois; thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision; thence East 302.6 feet to the West line of Lincoln Avenue; thence

North 369.05 feet to the point of beginning, except the East 7.0 feet of even width of the South 191.0 feet, as shown on Dedication of Right of Way for Public Road Purposes; recorded August 18, 1994 as Document Number 94R22196, Book 2140, Page 0089. Situated in Champaign County, Illinois.

Commonly known as 907 North Lincoln Avenue
P.I.N.: 91-21-07-282-021

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. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.


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 28th day of September 28, 2020.

AYES: Brown, Colbrook, Hursey, Laut, Miller, Roberts, Wu


NAYS:

ABSTENTIONS:



Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 30th day of September, 2020.



Diane Wolfe Marlin, Mayor

PROFESSIONAL SEAL



ISSUED FOR: CONTRACT
REVISIONS:
DATE: 04/16/2020

DRAWING NOTES

- A. BUILDING REVISIONS (IF APPLICABLE) CONTRACTOR TO PREPARE DOCUMENTS AND MAKE APPLICATION FOR SEPARATE PERMIT.
- B. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- C. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- D. EXTERIOR WALLS SHALL BE CONCRETE. EXTERIOR WALLS SHALL BE CONCRETE. EXTERIOR WALLS SHALL BE CONCRETE.
- E. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- F. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- G. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- H. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- I. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- J. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- K. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.
- L. ALL FINISHES TO BE SHOWN ON DRAWINGS. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON DRAWINGS.

KEY NOTES

1. BRICK VENEER (RP-1)
2. BRICK VENEER ACCENT (RP-1)
3. BRICK VENEER SOLIDER COURSE (RP-1)
4. LACQUER PAINT (RP-1)
5. ACCENT BRICK 1 COURSE (RP-1)
6. POLYURETHANE FINISH (RP-1)
7. ALUMINUM STORMDOOR INDOOR SYSTEM (RP-2)
8. ALUMINUM STORMDOOR ENTRY SYSTEM (RP-2)
9. PRE-FINISHED ALUMINUM COPING SYSTEM (RP-2)
10. PRE-FINISHED ALUMINUM GUTTER (RP-2)
11. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
12. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
13. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
14. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
15. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
16. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
17. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
18. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
19. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)
20. PRE-FINISHED ALUMINUM DOWNPOUT (RP-2)

STOUGH GROUP
PLASMAPERESIS CENTER FOR:
KEDPLASMA

907 N. LINCOLN AVE.
URBANA, ILLINOIS 61801
CHAMPAIGN COUNTY

KEDPLASMA
UNITED STATES

ARCHITECT:

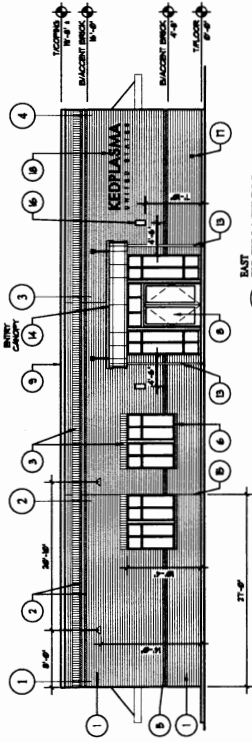
DESIGN GROUP, INC.
Architect • Planning • Interior Design
10000-Davis, Colorado City, TX 79415
PH: 817-774-1111

CONSULTANTS:

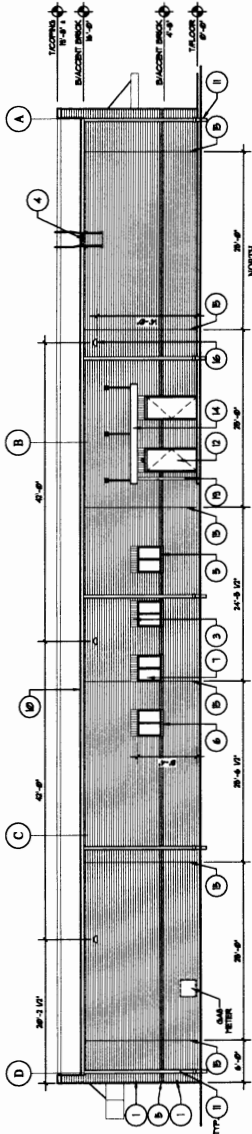
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DRAWN BY: SMK, PMK
CHECKED BY: WPC, SMK
DATE: 04/16/2020

EXTERIOR ELEVATIONS

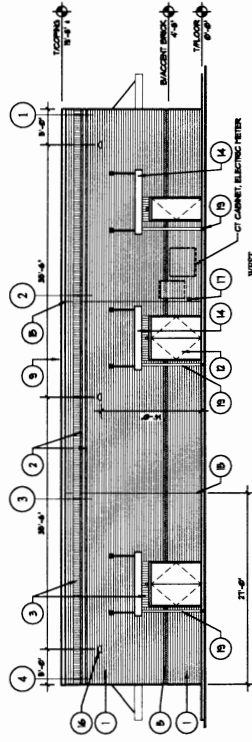
A2.01



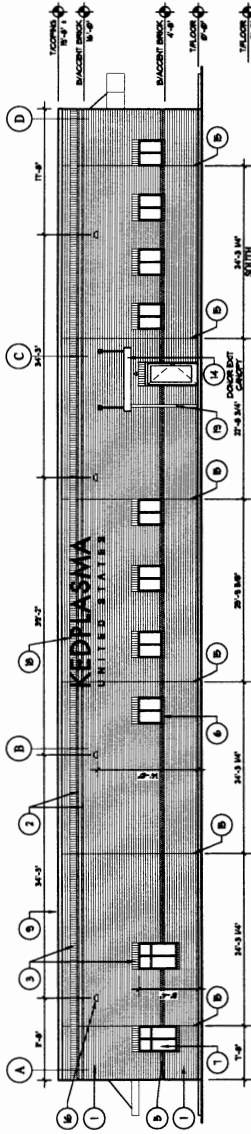
1 EAST ELEVATION
42.00' 18" = 1:10"



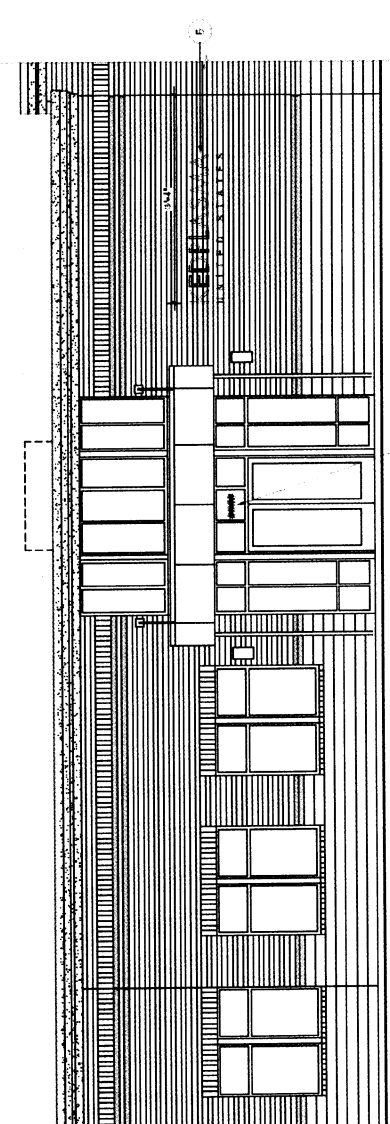
2 NORTH ELEVATION
42.00' 18" = 1:10"



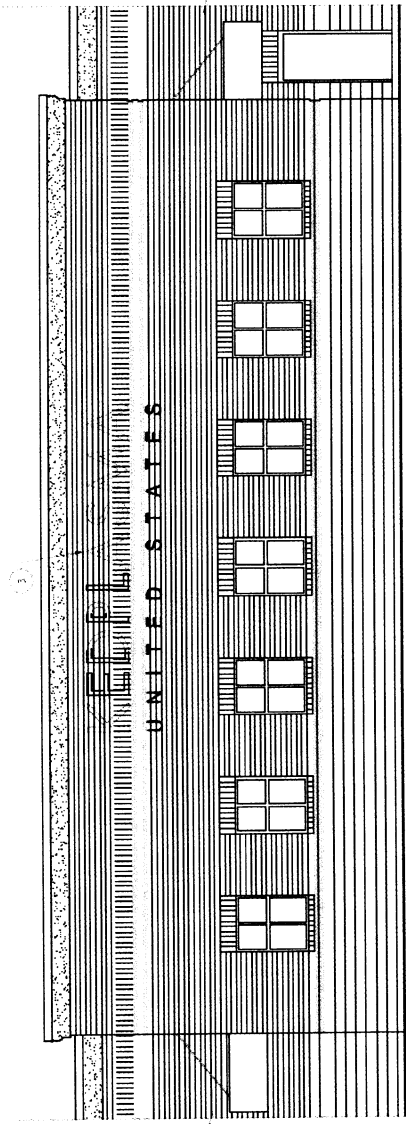
3 WEST ELEVATION
42.00' 18" = 1:10"



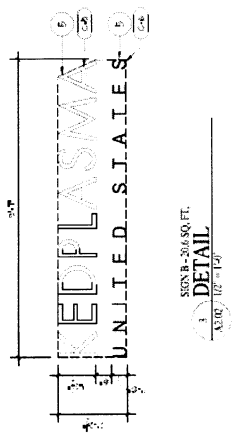
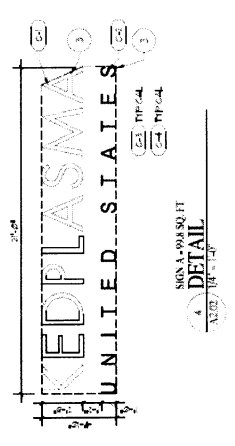
4 WEST ELEVATION
42.00' 18" = 1:10"



4
 SIGN B - WEST SIDE
 PARTIAL ELEVATION
 1/8" = 1'-0"



6
 SIGN A - SOUTH SIDE
 PARTIAL ELEVATION
 1/8" = 1'-0"



1. COLOR SPECIFICATIONS:

C-1 FMS 281C (3M 3630-36 TRANS)

C-2 PERFORATED VINYL FMS COOL GREY 11C

C-3 BLACK RETURNS

C-4 BLACK TRIM

C-5 PAINTED ALUM. LETTERS FMS 281C

C-6 PAINTED ALUM. LETTERS FMS COOL GREY 11C

2. ILLUMINATION CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION, ACRYLIC FACE W/
PERFORATED VINYL APPLIED.

3. ILLUMINATED WALL SIGN:
ROUTED COPY AND ACRYLIC BACKED

4. ADDRESS NUMBERS: CONTRASTING COLOR TO BACKGROUND.

5. 1/4" THICK TYPE II ALUMINUM SINGLE FACE LETTERS AND
RECTANGLE. ANCHOR TO WALL WITH PRE-FINISHED PIN TYPE
SPACERS. PROVIDE 3/4" TO 1" SPACE BETWEEN LETTERS AND
WALL.

1. BUILDING SIGNAGE. (BP-19).

2. STREET NUMBERS

- AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND
THAT WILL ALLOW 24 HR. VISIBILITY.

- NUMBERS NOT PLACED WITHIN 15 FEET OF THE BACK OF THE
STREET CURBING OR EDGE OF THE STREET SURFACE SHALL BE
AT LEAST 6 INCHES HIGH.

3. INDIVIDUAL CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION ACRYLIC FACE,
REMOTE TRANSFER, LED LIGHTING.



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Phyllis D. Clark, certify that I am the duly appointed and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 28th day of September, 2020, the City Council of the City of Urbana passed and approved Ordinance No. 2020-09-050, entitled:

AN ORDINANCE APPROVING A MAJOR VARIANCE (PLASMA FACILITY WALL SIGNS AT 907 N. LINCOLN AVE. / ZBA CASE NO. 2020-MAJ-04)

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

The pamphlet form of Ordinance No. 2020-09-050 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 30th day of September, 2020, 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 30th day of September, 2020.





Phyllis D. Clark, City Clerk



City of Urbana
400 South Vine Street
Urbana, IL 61801

2020R20300
REC ON: 10/02/2020 02:27:30 PM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 51.00
RHSPS Fee:
REV FEE:
PAGES 8
PLAT ACT: PLAT PAGE:

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, Phyllis D. Clark, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an Ordinance entitled:

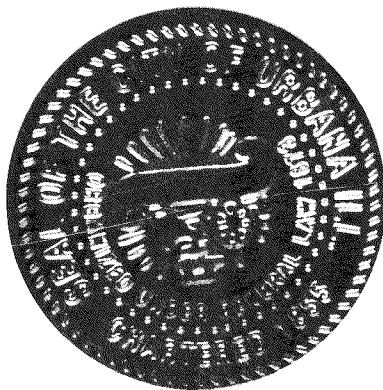
AN ORDINANCE APPROVING A MAJOR (PLASMA FACILITY WALL SIGNS AT 907 N. LINCOLN. AVE. / ZBA CASE NO. 2020-MAJ-20) [ORDINANCE NO. 2020-09-050]

Adopted by the City Council of the City of Urbana, Illinois, on the 28th day of September, AD, 2020, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 30th day of September, AD, 2020.



Phyllis D. Clark, City Clerk



ORDINANCE NO. 2020-09-050

AN ORDINANCE APPROVING A MAJOR VARIANCE

(Plasma Facility Wall Signs at 907 N. Lincoln Ave. / ZBA Case No. 2020-MAJ-04)

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, Stough Real Estate Holdings, LLC has submitted a petition for a major variance to allow two commercial wall signs in the R-5, Medium-High Density Multi-Family Residential Zoning District; and

WHEREAS, the Zoning Board of Appeals held a public hearing on such petition at 7:00 p.m. on September 16, 2020, in ZBA Case No. 2020-MAJ-04; 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 six (6) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested variance with one condition; 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. The property is zoned R-5, Medium-High Multiple-Family Residential.
2. Stough Real Estate Holdings, LLC requests a Major Variance to allow two commercial wall signs in the R-5, Medium-High Multiple-Family Residential zoning district; and
3. City Council approved a Special Use Permit on December 2, 2019 (Ordinance No. 2019-12-069) with the following conditions: provide a landscape plan with any building permit; to build to general conformance with the proposed site plan; and, to provide a MTD bus shelter along

Lincoln Avenue; and

4. City Council approved a Major Variance on January 27, 2020 (Ordinance No. 2020-01-001) to allow for a freestanding commercial sign at this location; and
5. The variance does not serve as a special privilege to the property owner, as Medical Uses are permitted in the R-5 zone with a Special Use Permit, but signs for Medical Uses are not allowed; and
6. The property owner did not deliberately create this situation, as the situation was created by an anomaly in the Zoning Ordinance that allows for non-residential and non-institutional uses in the R-5 zoning district, but does not allow those uses to have signs; and
7. The variance will not alter the essential character of the neighborhood, as the commercial wall signs will be consistent with nearby commercial uses, and the neighboring residential uses will be screened with fencing and landscaping; and
8. The variance will not create a nuisance, as the commercial wall signs will be screened from adjacent residential uses, and the signs will conform to light level limitations specified by the Zoning Ordinance; and
9. The variance generally represents the minimum deviation necessary from the Zoning Ordinance, as the variance would allow two commercial signs to be installed in a district that does not allow wall signs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

In ZBA Case No. 2020-MAJ-04, the major variance requested by Stough Real Estate Holdings, LLC, to allow the construction of two commercial wall signs in the R-5, Medium-High Density Multi-Family Residential Zoning District, is hereby approved in the manner proposed in the application with the following conditions: that the wall signs generally conform to the sign plan in Attachment "A". Such attachments are attached hereto and incorporated herein by reference.

The major variance described above shall only apply to the property located at 907 North Lincoln Avenue, more particularly described as follows:

Commencing at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, Illinois; thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision; thence East 302.6 feet to the West line of Lincoln Avenue; thence

North 369.05 feet to the point of beginning, except the East 7.0 feet of even width of the South 191.0 feet, as shown on Dedication of Right of Way for Public Road Purposes; recorded August 18, 1994 as Document Number 94R22196, Book 2140, Page 0089. Situated in Champaign County, Illinois.

Commonly known as 907 North Lincoln Avenue
P.I.N.: 91-21-07-282-021

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. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

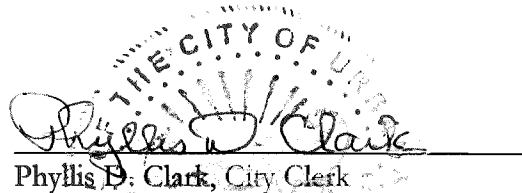
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 28th day of September 28, 2020.

AYES: Brown, Colbrook, Hursey, Laut, Miller, Roberts, Wu

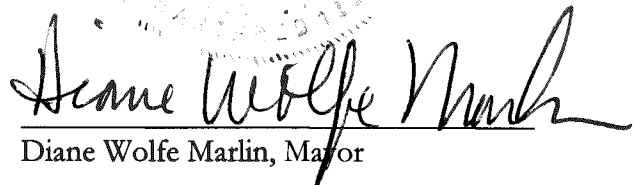
NAYS:

ABSTENTIONS:

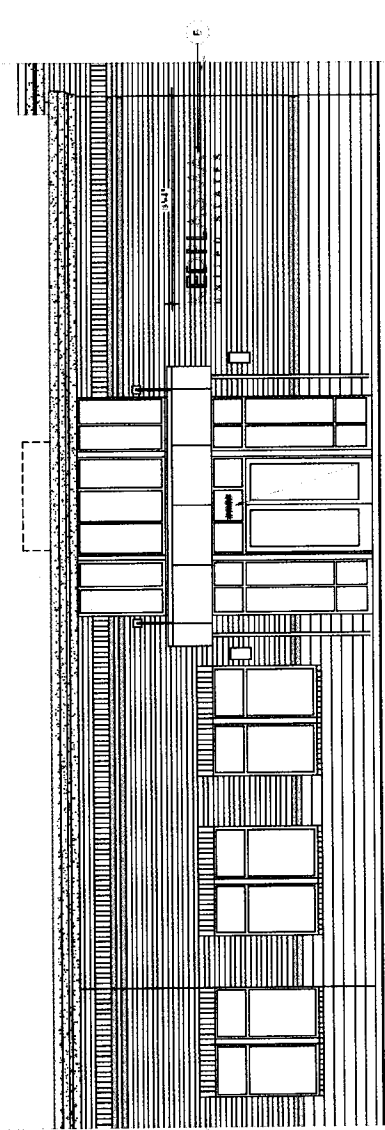


The image shows a circular official seal of the City of Urbana, Illinois, with the text "THE CITY OF URBANA, ILLINOIS" around the perimeter. Overlaid on the seal is a handwritten signature in cursive that reads "Phyllis D. Clark". Below the signature is a horizontal line, and underneath that line, the text "Phyllis D. Clark, City Clerk" is printed.

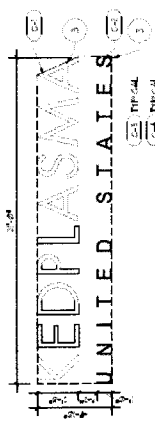
APPROVED BY THE MAYOR this 30th day of September, 2020



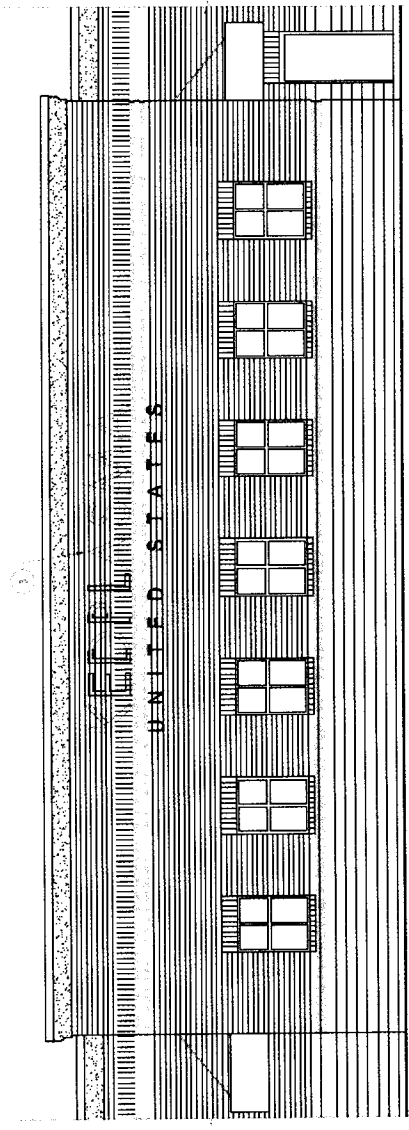
The image shows the same circular official seal of the City of Urbana, Illinois. Overlaid on the seal is a handwritten signature in cursive that reads "Diane Wolfe Marlin". Below the signature is a horizontal line, and underneath that line, the text "Diane Wolfe Marlin, Mayor" is printed.



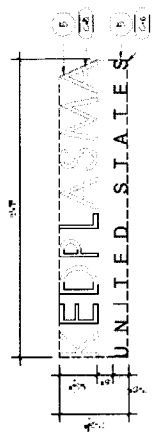
SKN A - SOUTH SIDE
 PARTIAL ELEVATION
 A
 1/8" = 1'-0"



SKN A - 904 SQ FT
 DETAIL
 A
 1/8" = 1'-0"



SKN A - SOUTH SIDE
 PARTIAL ELEVATION
 A
 1/8" = 1'-0"



SKN B - 510 SQ. FT.
 DETAIL
 A
 1/8" = 1'-0"

-
1. COLOR SPECIFICATIONS:
 - C-1 PMS 281C (3M 3630-36 TRANS)
 - C-2 PERFORATED VINYL PMS COOL GREY 11C
 - C-3 BLACK RETURNS
 - C-4 BLACK TRIM
 - C-5 PAINTED ALUM. LETTERS PMS 281C
 - C-6 PAINTED ALUM. LETTERS PMS COOL GREY 11C
 2. ILLUMINATION CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION, ACRYLIC FACE W/
PERFORATED VINYL APPLIED.
 3. ILLUMINATED WALL SIGN:
ROUTED COPY AND ACRYLIC BACKED
 4. ADDRESS NUMBERS. CONTRASTING COLOR TO BACKGROUND.
 5. 1/4" THICK TYPE II ALUMINUM SINGLE FACE LETTERS AND
RECTANGLE. ANCHOR TO WALL WITH PRE-FINISHED PIN TYPE
SPACERS. PROVIDE 3/4" TO 1" SPACE BETWEEN LETTERS AND
WALL.
-
1. BUILDING SIGNAGE. (BP-19).
 2. STREET NUMBERS
 - AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND THAT WILL ALLOW 24 HR. VISIBILITY.
 - NUMBERS NOT PLACED WITHIN 15 FEET OF THE BACK OF THE STREET CURBING OR EDGE OF THE STREET SURFACE SHALL BE AT LEAST 6 INCHES HIGH.
 3. INDIVIDUAL CHANNEL LETTERS:
DIRECT-WALL MOUNT, ALUMINUM CONSTRUCTION ACRYLIC FACE,
REMOTE TRANSFER, LED LIGHTING.



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Phyllis D. Clark, certify that I am the duly appointed and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 28th day of September, 2020, the City Council of the City of Urbana passed and approved Ordinance No. 2020-09-050, entitled:

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Dated at Urbana, Illinois, this 30th day of September, 2020.



Phyllis D. Clark, City Clerk

