



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, PhD, Community Development Director

DATE: January 5, 2012

SUBJECT: An application for two major variances to exceed the maximum number permitted and maximum sign area for three subdivision signs for Stone Creek Subdivision near the intersection of E. Windsor Road and S. Stone Creek Blvd. (ZBA Case No. 2011-MAJ-04)

Introduction & Background

Mike Martin, on behalf of the Stone Creek Homeowners Association and the Atkins Group, has submitted an application for two variances to allow the installation of three subdivision signs along Windsor Road for the Stone Creek Subdivision. All three parcels are zoned R-2, Single Family Residential. Under Table IX-8 of the Zoning Ordinance (Standards for Subdivision Signs) subdivisions may display one sign per major road providing direct access to the subdivision with a maximum size of 25 square feet per sign. The application is to install three subdivision signs: two at the Stone Creek Boulevard entrance and a third west of Muirfield Place. The signs would consist of individual letters mounted on three low cast stone walls. Two signs would be approximately 12 square feet in area, and the third would be 47 square feet in area. These walls currently exist as semi-circular landscape features within well-landscaped areas. Contingent upon approval of the requested variances, the applicant anticipates installing the subject signage to these walls in the spring of 2012.

At their December 21, 2011 meeting, the Zoning Board of Appeals voted 3-ayes and 0-nays to recommend approval for both requested variances.

Site Description

The 480-acre Stone Creek Subdivision is located in southeast Urbana near the intersection of Windsor Road and High Cross Road. More specifically, the Subdivision fronts on three arterial roads -- Windsor Road, Route 130, and Florida Avenue -- and additionally takes access from Colorado Avenue and Amber Lane. A central feature of Stone Creek Subdivision is Stone Creek Golf Course, a public championship 18-hole golf course. The Golf Course is served by two ancillary facilities: the Stone Creek Golf Club and Kennedy's Restaurant.

Stone Creek Golf Course sets the tone for the entire subdivision. The Subdivision is characterized by its well-landscaped open spaces with miles of paths for walking, jogging, and biking.

In keeping with this established character, The Atkins Group, developers of Stone Creek Subdivision, and the Stone Creek Homeowners Association, are preparing to invest in and upgrade common improvements within the roadway corridors, including landscaping and landscape features, outdoor lighting, street lighting, accent lighting, and subdivision signage. As many of these improvements would be located in City street rights-of-way (although they would be maintained by the Homeowners Association), their installation requires a license agreement. Accordingly, the Association has applied for and the Urbana City Council has approved a License Agreement for Use of Right-of-Way (Resolution No. 2011-10-035R). Specifically, the Association has been authorized to construct, reconstruct, use, operate, maintain, repair, inspect, and remove specific decorative entryway signage, landscaping and street lighting (facilities) within the rights-of-way of Stone Creek Boulevard, Smith Road and Colorado Avenue within the Stone Creek Subdivision.

New subdivision identification signage will be installed along Windsor Road, Route 130, and Florida Avenue. As the subdivision signs at the latter two locations will be installed within the right-of-way, approval has been granted for these through the License Agreement. However, the three subdivision signs along Windsor Road will be located on private property and therefore must comply with the Urbana Zoning Ordinance.

Under Table IX-8 of the Zoning Ordinance (Standards for Subdivision Signs) subdivisions may display one sign per major road providing direct access to a subdivision with a maximum size of 25 square feet per sign. The application is to install three subdivision signs: two at the Stone Creek Boulevard entrance and a third west of Muirfield Place. Two of the signs would measure approximately 12 square feet in area, and the third would measure 47 square feet in area. Two of the subdivision signs currently existing at Windsor Road entrances would be replaced with two new subdivision signs. The third sign along Windsor, west of Muirfield Place, would be new.

Zoning and Land Use Table

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Future Land Use Map
Subject Property	R-2, Single Family Residential	Residential (golf course and landscape features)	Residential – Suburban Pattern
North	R-2, Single Family Residential	Residential (golf course and residences)	Residential – Suburban Pattern
South	(unincorporated area)	Undeveloped/Agricultural	Residential – Suburban Pattern
East	R-2, Single Family Residential and AG, Agriculture	Residential (golf course) and Utility (electrical substation)	Residential – Suburban Pattern
West	R-2, Single Family Residential and R-4, Medium Density Multiple Family Residential		Residential – Suburban Pattern and Multi-Family

2005 Comprehensive Plan

Future Land Use Maps 7 & 13 of the 2005 Comprehensive Plan indicate the future land use of this site as “Residential: Suburban Pattern.” Map 13 is further annotated with “Windsor Road Improvement 2008: two lanes to four lanes. Consider design alternatives for Windsor Road to improve aesthetics and safety.”

Discussion

Table IX-8 of the Zoning Ordinance (Standards for Subdivision Signs) limits the number, size, height, and setback of subdivision signs on private property. The application is for two variances - from the limit on the total number of signs and for the maximum size of one of the signs to be 47 square feet. Table IX-8 allows one subdivision sign per major road providing direct access to the subdivision. The application is to install three signs along the Windsor Road frontage: two at the intersection of Stone Creek Boulevard and Windsor Road, and a third west of Muirfield Place. Secondly, Table IX-8 allows a maximum subdivision sign area of 25 square feet. Two signs would be approximately 12 square feet in area, while the third, to be located approximately 240 feet north of Windsor Road, would be 47 square feet in area.

In terms of the number of signs, Stone Creek Subdivision is by far the largest subdivision in Urbana at 480 acres in area and with a total perimeter distance of 4.0 miles. Transportation access controls limit street access points to no more than one street per quarter mile along both Windsor Road and Route 130. In terms of subdivision signage restrictions, the Urbana Sign Ordinance does not readily take into account such a large subdivision.

In terms of the size of signage, one new entrance sign would be located at the southwest corner of Stone Creek Boulevard and Muirfield Place and oriented toward Windsor Road. Because most of this lot is taken up by a detention pond, this subdivision sign will be 240 feet away from Windsor Road. Thus the lettering size would need to be large enough to be legible to those seeing it from a distance. This proposed sign area would be 47 square feet in area, which is necessary for proper visibility at this location.

Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. The following is a review of the criteria as they pertain to this case and the criteria outlined in the ordinance:

1. *Are there special circumstances or special practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance?*

In terms of the number of signs, special circumstances and practical difficulties exist as Stone Creek Subdivision, despite encompassing 480 acres and having a 4.0 linear mile perimeter, is limited to no more than one subdivision sign along both Windsor Road and Route 130 due to transportation access controls. Special circumstances and practical difficulties exist concerning

the size of the one sign due to a 240-foot setback of this sign from Windsor Road necessitated by a retention pond.

2. *The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof which is not generally applicable to other lands or structures in the same district.*

The proposed variances will not serve as a special privilege because the subdivision sign standards in Table IX-8 of the Urbana Zoning Ordinance do not anticipate the needs to properly identify such a large subdivision, nor a subdivision sign needing to be set back 240 feet from a roadway.

3. *The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The requested variances result from a combination of the size and frontage of Stone Creek Subdivision, the limitations of the Urbana Zoning Ordinance in terms of subdivision signs, and transportation access controls.

4. *The variance will not alter the essential character of the neighborhood.*

The variance will not alter the character of the neighborhood. Two existing subdivision signs will be replaced with three signs. The new subdivision sign located west of Muirfield Place will only be 12 square feet in area. Viewed from the rear, all three subdivision signs will appear as low stone walls within well landscaped common areas.

5. *The variance will not cause a nuisance to the adjacent property.*

The variance will not cause a nuisance to adjacent properties. Two existing subdivision signs will be replaced with three signs. The new subdivision sign located west of Muirfield Place will only be 12 square feet in area. All signs will be oriented toward Windsor Road and away from residences. Viewed from the rear, all three signs will appear as low stone walls within well landscaped common areas. Accent lighting for landscape features, including signage, will not shine toward residences.

6. *The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.*

The requested variances do not excessively exceed the limitations of Table IX-8 of the Zoning Ordinance given the length of frontage along Windsor Road. At 12-square feet in area two of the three subdivision signs will be less than half the maximum size permitted by the Zoning Ordinance.

Recommended Findings

The following findings, reflecting the discussion and motions made at the December 21, 2011 Zoning Board of Appeals meeting, are recommended:

1. Mike Martin, on behalf of Stone Creek Homeowners Association and The Atkins Group, has applied for Major Variances to exceed the number and size of subdivision signs limited by Table IX-8 (Standards for Subdivision Signs) of the Urbana Zoning Ordinance. Table IX-8 limits subdivisions to no more than one sign per major road providing direct access to the subdivision, at no larger than 25 square feet each.
2. The Atkins Group and Stone Creek Homeowners Association are currently improving and beautifying the entrances to Stone Creek Subdivision through extensive landscaping and landscape features, street lights, identification signage, and accent lighting. In Resolution 2011-10-035R, the Urbana City Council approved an Agreement to install and maintain these improvements within City rights-of-way. The three subdivision signs in question are part of this larger project but located outside City rights-of-way.
3. Special circumstances and practical difficulties exist in terms of the number of signs as Stone Creek Subdivision, despite encompassing 480 acres and having a 4.0 linear mile perimeter, is limited to no more than one subdivision sign along both Windsor Road and Route 130 due to transportation access controls. Special circumstances and practical difficulties exist concerning the size of the one sign due to a 240-foot setback of this sign from Windsor Road necessitated by a retention pond.
4. The proposed variances will not serve as a special privilege because the subdivision sign standards in Table IX-8 of the Urbana Zoning Ordinance do not anticipate the need to properly identify such a large subdivision nor a subdivision sign needing to be set back 240 feet from a roadway.
5. Rather than by a situation having knowingly been created by the petitioner, the requested variances results from a combination of the size and frontage of Stone Creek Subdivision, the limitations of the Urbana Zoning Ordinance in terms of subdivision signs, placement of a retention pond, and transportation access controls.
6. The variance will neither alter the essential character of the neighborhood nor cause a nuisance to adjacent properties. Two existing subdivision signs will be replaced with three signs, with the third new location measuring only 12 square feet in area. The subdivision signs will be oriented away from residences and from the rear would appear as low stone walls in well-landscaped areas.
7. The variances represent generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request. At 12-square feet in area, two of the three subdivision signs will be less than half the maximum size permitted by the Zoning Ordinance.

Options

The Urbana City Council has the following options in this case:

- a. Approve the application based on the findings outlined in this memo; or
- b. Approve the application along with certain terms and conditions. If conditions or findings differ from those recommended in the attached draft ordinance, these should be articulated accordingly; or
- c. Deny the application. If the City Council elects to do so, the Council should articulate findings supporting its denial.

Recommendation

At their December 21, 2011 meeting The Zoning Board of Appeals recommend **APPROVAL**, subject to the following condition:

1. That the number and size of subdivision signs along Windsor Road do not exceed those shown in the site plans submitted with the application.
2. That the sign locations along Windsor Road substantially conform to those shown in the site plans submitted with the application.

City staff likewise recommends approval

Prepared by:

Robert Myers, AICP
Planning Division Manager

Attachments: Draft Ordinance
 Draft minutes of the Dec. 21, 2011 ZBA meeting
 Exhibit A: Location & Land Use Map
 Exhibit B: Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Major variance application
 Exhibit E: Site Plans

cc: Mike Martin, The Atkins Group, mike@atkinsgroup.com

ORDINANCE NO. 2012-01-004

AN ORDINANCE APPROVING MAJOR VARIANCES

(To exceed the maximum number permitted and maximum sign area for three subdivision signs for Stone Creek Subdivision near the intersection of E. Windsor Road and S. Stone Creek Blvd. / Case No. ZBA-2011-MAJ-04)

WHEREAS, the Urbana Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the City Council to consider applications for major variances where there are special circumstances or conditions with a parcel of land or a structure; and

WHEREAS, Mike Martin, on behalf of the Stone Creek Homeowners Association and the Atkins Group, has submitted a petition for two major variances to allow three subdivision identification signs to be installed on the Subdivision's E. Windsor Road frontage in the R-2, Single-Family Residential Zoning District rather than two and to allow one of the signs to measure 47 square feet in area; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case No. ZBA-2011-MAJ-04; 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 December 21, 2011 and voted 3 ayes and 0 nays to recommend that the Urbana City Council approve the requested variances; and

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

1. Mike Martin, on behalf of Stone Creek Homeowners Association and The Atkins Group, has applied for Major Variances to exceed the number and size of subdivision signs limited by Table IX-8 (Standards for Subdivision Signs) of the Urbana Zoning Ordinance. Table IX-8 limits subdivisions to no more than one sign per major road providing direct access to the subdivision, at no larger than 25 square feet each.
2. The Atkins Group and Stone Creek Homeowners Association are currently improving and beautifying the entrances to Stone Creek Subdivision through extensive landscaping and landscape features, street lights, identification signage, and accent lighting. In Resolution 2011-10-035R, the Urbana City Council approved an Agreement to install and maintain these improvements within City rights-of-way. The three subdivision signs in question are part of this larger project but located outside City rights-of-way.
3. Special circumstances and practical difficulties exist in terms of the number of signs as Stone Creek Subdivision, despite encompassing 480 acres and having a 4.0 linear mile perimeter, is limited to no more than one subdivision sign along both Windsor Road and Route 130 due to transportation access controls. Special circumstances and practical difficulties exist concerning the size of the one sign due to a 240-foot setback of this sign from Windsor Road necessitated by a retention pond.
4. The proposed variances will not serve as a special privilege because the subdivision sign standards in Table IX-8 of the Urbana Zoning Ordinance do not anticipate the needs to properly identify such a large subdivision nor a subdivision sign needing to be set back 240 feet from a roadway.
5. Rather than by a situation having knowingly been created by the petitioner, the requested variances results from a combination of the size and frontage of Stone Creek Subdivision, the limitations of the

Urbana Zoning Ordinance in terms of subdivision signs, placement of a retention pond, and transportation access controls.

6. The variance will neither alter the essential character of the neighborhood nor cause a nuisance to adjacent properties. Two existing subdivision signs will be replaced with three with the third new location measuring only 12 square feet in area. The subdivision signs will be oriented away from residences and from the rear would appear as low stone walls in well-landscaped areas.
7. The variances represent generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request. At 12-square feet in area two of the three subdivision signs will be less than half the maximum size permitted by the Zoning Ordinance.

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

Section 1. In Case No. 2011-MAJ-04, the two major variances requested by Mike Martin, to increase the number of subdivision signs along E. Windsor Road to three, with one subdivision sign measuring up to 47 square feet in area, are hereby approved in the manner proposed in the application and subject to the following conditions:

1. That the number and size of subdivision signs do not exceed those shown in the attached Exhibit E, Site Plans.
2. That the sign locations substantially conform to those shown in the attached Exhibit E, Site Plans.

The major variances described above shall only apply to the properties located at 2602 S. Stone Creek Blvd., 2671 S Muirfield Place, and 2602 E. Windsor Road, Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION:

Lot 1, Lot 2, and Lot G100 of Stone Creek Subdivisions No. 1

Parcel Identification Numbers: 93-21-22-100-005, 93-21-22-453-001, and
93-21-22-375-003

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 ____ day of _____, 2012

PASSED by the City Council on this ____ day of _____, 2012.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2012.

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 ____ day of _____, 2012, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE APPROVING MAJOR VARIANCES (To exceed the maximum number permitted and maximum sign area for three subdivision signs for Stone Creek Subdivision near the intersection of E. Windsor Road and S. Stone Creek Blvd. / Case No. ZBA-2011-MAJ-04) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2012, 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 ____ day of _____, 2012.

**MINUTES OF A REGULAR MEETING
URBANA ZONING BOARD OF APPEALS**

DATE: December 21, 2011
TIME: 7:30 p.m.
PLACE: Urbana City Building
City Council Chambers
400 S. Vine Street
Urbana, IL 61801

DRAFT

MEMBERS PRESENT Paul Armstrong, Charles Warmbrunn, Harvey Welch
MEMBERS EXCUSED Stacy Harwood, Nancy Uchtmann
STAFF PRESENT Robert Myers, Planning Manager
OTHERS PRESENT Mike Martin

NEW PUBLIC HEARINGS

Case No. ZBA-2011-MAJ-04: A request by Mike Martin on behalf of the Stone Creek Homeowners Association and the Atkins Group for a major variance to allow three subdivision signs (one 47 square feet in area) for the Stone Creek Subdivision along East Windsor Road near its intersection with Stone Creek Boulevard.

Robert Myers, Planning Manager, presented this case to the Zoning Board of Appeals. He began by explaining the purpose for the proposed variance request. The basis for the request is that Stone Creek Subdivision is 480 acres in area and has a perimeter of 4.0 miles but has limited points of access on major roadways, and thus limited opportunities for subdivision identification signage. Transportation access control standards allow no more than one street per quarter mile on Windsor Road and Route 130. The City's subdivision sign limits don't adequately take into account a subdivision of this size given the limited access points.

The proposed subdivision signs are part of a larger project to beautify the entrances to Stone Creek Subdivision with new landscaping and landscape features, street lights, accent lighting, and subdivision identification signs. Private improvements to be installed in public rights-of-way have been reviewed and approved by the City Council through a license agreement, but the three subdivision signs in question would be located on private property and outside the right-of-way meaning that they would be subject to the Urbana Zoning Ordinance. He spoke about how the proposed variance relates to the sign standards as outlined in Table IX-8 of the Urbana Zoning Ordinance. He reviewed the variance criteria from Section XI-3 of the Zoning Ordinance as they pertain to the proposed case. He presented City staff's recommendation.

Mr. Warmbrunn asked how large the letters for the two small signs would be. Mr. Myers replied that based on the drawings the lettering for two of the three signs would be about 15” or 16” tall. Mr. Warmbrunn asked if the Zoning Ordinance limits the size of lettering in addition to the size of signage. Mr. Myers responded that the Ordinance limits the size of signs but not lettering.

Mr. Warmbrunn asked that if the bike path hadn’t taken up adjacent right-of-way space next to the western-most sign on Windsor Road, could the applicant have placed the subdivision sign in the right-of-way there? Mr. Myers responded that he supposed so.

Mr. Warmbrunn asked if the proposed variance is for both the size of the signs and for the number of signs. Mr. Myers responded yes, that technically these are two variances. The Zoning Board could make two separate recommendations to the City Council.

With no further questions for City staff from the Zoning Board of Appeals, Chair Armstrong opened the hearing to public input.

Mike Martin, of the Atkins Group, approached the Board to answer any questions they may have.

Chair Armstrong asked Mr. Martin to speak about the number of signs being requested. Mr. Martin replied that one of the signs would be placed at the western most perimeter and would serve as a landscape feature. The other two signs would be placed at the entrance off Windsor Road. They serve as part of a larger improvement to Stone Creek Subdivision.

With no further input from the audience, Chair Armstrong closed the hearing and opened it to Zoning Board of Appeals discussion and/or make motion(s).

Mr. Warmbrunn moved that the Zoning Board of Appeals forward a recommendation for approval of Case No. ZBA-2011-MAJ-04 (A) regarding the number of signs along with the conditions as recommended in the written staff report. Mr. Welch seconded the motion. Roll call was as follows:

Mr. Armstrong	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion passed by unanimous vote.

Mr. Warmbrunn moved that the Zoning Board of Appeals forward a recommendation for approval of Case No. ZBA-2011-MAJ-04 (B) regarding the size of the larger sign along with the conditions as recommended in the written staff report. Mr. Welch seconded the motion. Roll call was as follows:

Mr. Armstrong	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion passed by unanimous vote.

EXHIBIT A: Location & Existing Land Use Map

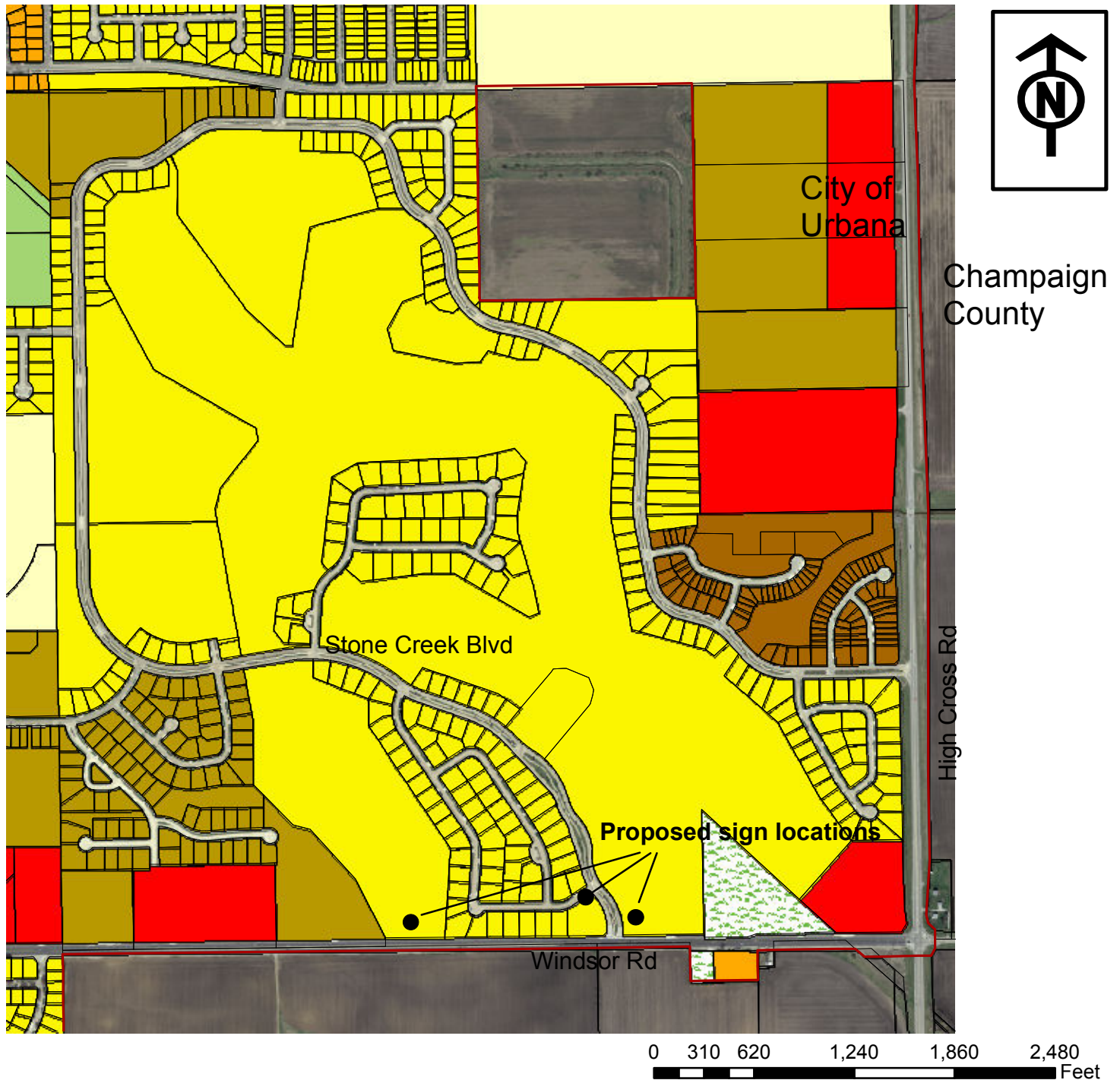


Case: ZBA-2011-MAJ-04
 Subject: Major variance to allow
 3 subdivision signs
 Location: Stone Creek Subdivision
 E Windsor Rd & Stone Creek Blvd
 Petitioner: Stone Creek Homeowners' Association

Prepared 12/16/2011 by Community Development Services - rlb

 Corporate Limits

Exhibit B: Zoning Map



Case: ZBA-2011-MAJ-04
 Subject: Major variance to allow 3 subdivision signs
 Location: Stone Creek Subdivision
 E Windsor Rd & Stone Creek Blvd
 Petitioner: Stone Creek Homeowners' Association

 Corporate Limits









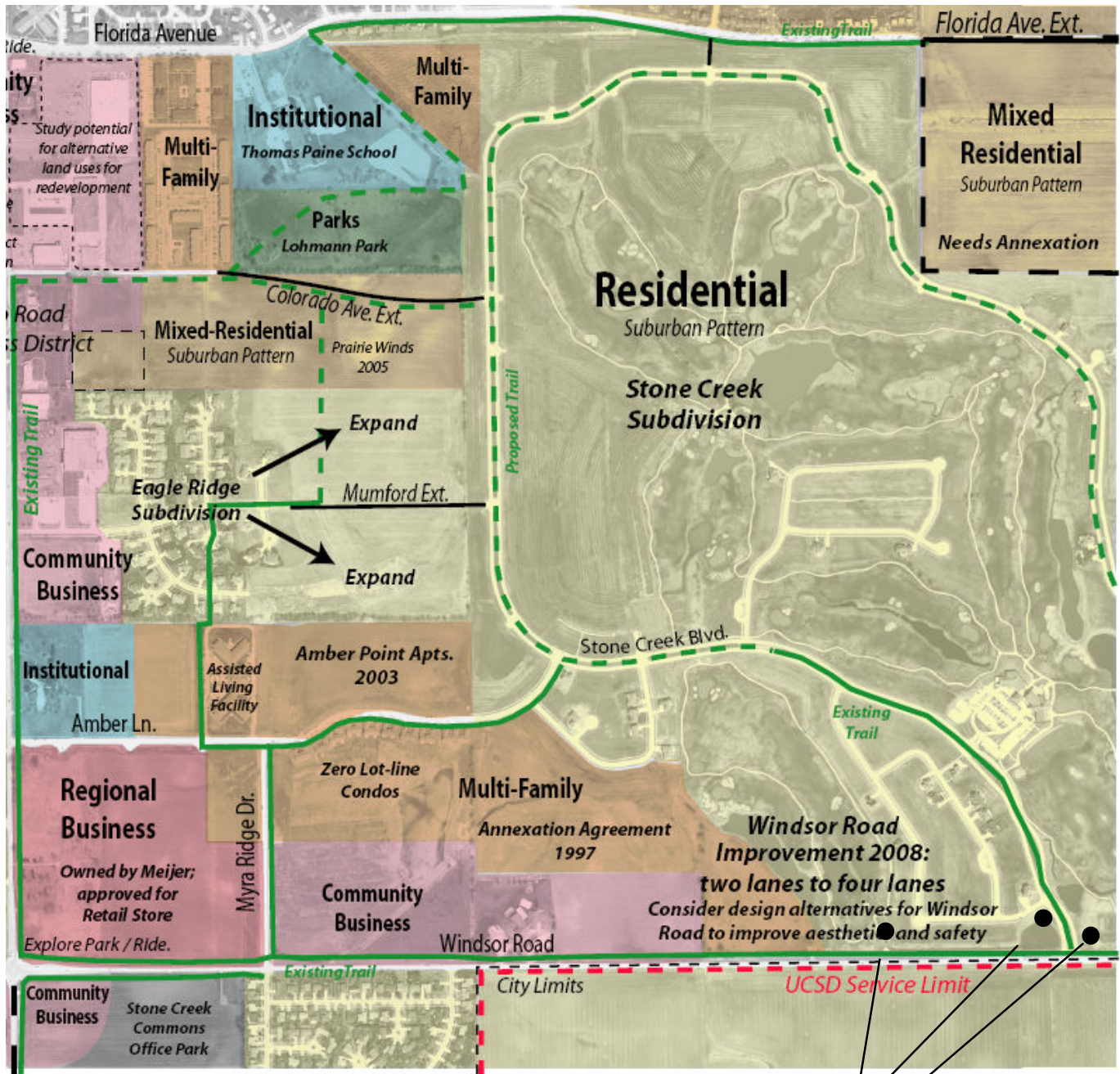
-  R1
-  R2
-  R3
-  R4
-  R5
-  B3
-  CRE
-  AG

Exhibit C: Future Land Use Map #13



Proposed sign locations



Case: ZBA-2011-MAJ-04
 Subject: Major variance to allow 3 subdivision signs
 Location: Stone Creek Subdivision
 E Windsor Rd & Stone Creek Blvd
 Petitioner: Stone Creek Homeowners' Association
 Prepared 12/16/2011 by Community Development Services - rlb



Application for Variance

Zoning Board Of Appeals

APPLICATION FEE – \$150.00 (Major) and \$125.00 (Minor)

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ ZBA Case No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use/Construction Proposed and the Type and Extent of Variation Requested)* Signage on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): MIKE MARTIN - STONE CREEK HOA Phone: 367-2121 x17
Address (street/city/state/zip code): 2805 Boulder Dr. Urbana, IL 61802
Email Address: mike@atkinsgroup.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): SEC/TREAS

2. OWNER INFORMATION

Name of Owner(s): The Atkins Group Phone: 367-2121 x17
Address (street/city/state/zip code): 2805 Boulder Dr.
Email Address: mike@atkinsgroup.com
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: Stone Creek Subdivision
PIN # of Location: _____
Lot Size: _____

Current Zoning Designation: SINGLE FAMILY

Current Land Use (vacant, residence, grocery, factory, etc):

Proposed Land Use: SAME

Legal Description: STONE CREEK SUBDIVISION 1 & 2

4. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

Address (street/city/state/zip code):

Email Address:

Name of Engineers(s):

Phone:

Address (street/city/state/zip code):

Email Address:

Name of Surveyor(s): MSA

Phone: 217-403-3360

Address (street/city/state/zip code): PO Box 140, 201 W. Springfield, Champaign, IL 61824-0140

Email Address: bsheridan@msa-ps.com

Name of Professional Site Planner(s): Hitchcock Design

Phone: 630-961-1787

Address (street/city/state/zip code): 221 W. Jefferson Ave., Naperville, IL 60540

Email Address: binman@hitchcockdesigngroup.com

Name of Attorney(s): Matt Deering - Meyer Capel

Phone: 352-1800

Address (street/city/state/zip code): PO Box 6750 Champaign, IL 61826-6750

Email Address: mdeering@meyer capel.com

5. REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

SUBDIVISION IS OVER 500 ACRES - NEED MORE SIGNAGE

SIGN ON BACK SIDE OF LAKE NEEDS LARGER LETTERING

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

SIGN ON BACK SIDE OF LAKE WILL BE VIEWED FROM AT LEAST

100' AWAY. LETTERING WILL BE PLACED ON LANDSCAPE

WALLS TO IDENTIFY SUBDIVISION.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

?

Explain why the variance will not alter the essential character of the neighborhood.

THE VARIANCE WILL ENHANCE THE NEIGHBORHOOD. THE VARIANCE FOR SIGNAGE IS IN ADDITION TO LANDSCAPE, LIGHTING & FOUNTAINS

Explain why the variance will not cause a nuisance to adjacent property.

THERE IS NO ADJACENT PROPERTY

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

? YES. PART OF MASTER PLAN OF IMPROVEMENTS FOR THE SUBDIVISION.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Michael Martin
Applicant's Signature

10-27-11
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

PROJECT
**Stone Creek
Landscape
Improvements**

2600 Stone Creek Blvd.
Urbana, Illinois 61802

CONSULTANTS
Landscape Lighting
Night Light, Inc.
148 Eisenhower Lane North
Lombard, Illinois 60148
T 630.527.1111



- UPLIGHT
- MIDLIGHT
- FERTILE LIGHT

PROJECT NUMBER
01-0886-003-03-08

100% Construction Documents
September 22, 2011

REVISIONS

No.	Date	Issue

CHECKED BY
PLK / BS

DRAWN BY
AND / PLK

SHEET TITLE
**Lighting Plan:
Main Entrance**

SCALE IN FEET
1" = 40'

0 20 40 100

NORTH SHEET NUMBER



L5.1



PREPARED FOR
**The Atkins
Group**

2805 Boulder Road
Urbana, Illinois 61801

PROJECT
**Stone Creek
Landscape
Improvements**

2600 Stone Creek Blvd.
Urbana, Illinois 61802

CONSULTANTS
Landscape Lighting
Night Light, Inc.
148 Eisenhower Lane North
Lombard, Illinois 60148
T 630.827.1111



PROJECT NUMBER
01-0945-003-00-06

100% Construction Documents
September 22, 2011

REVISIONS

No.	Date	Issue

CHECKED BY
PLK / BSI

DRAWN BY
ANS / PLK

SHEET TITLE
**Lighting Plan:
Windsor Road**

SCALE IN FEET
1" = 40'

0 20 40 120

NORTH SHEET NUMBER

L5.2
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MATCH LINE A

