



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### m e m o r a n d u m

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, Ph.D, FAICP

**DATE:** November 26, 2014

**SUBJECT:** **ZBA 2014-MAJ-06:** Request for a Major Variance by Bendsen Signs to allow a sign that is 11 feet high, and set back 8 feet from the right-of-way at 505 North McCullough Street in the MIC, Medical Institution Campus zoning district.

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### Introduction & Background

Bendsen Signs & Graphics, Inc. has filed a request on behalf of Carle Foundation Hospital to add a freestanding-monument sign at the intersection of McCullough Street and University Avenue at the address of 505 N. McCullough Street. The subject property serves as a parking lot for the adjacent medical facility. The proposed sign would provide identification for hospital patrons on a busy street and is part of a series of proposed signage designed to update and improve wayfinding on the Carle campus. The sign would be 11 feet in height and set back eight feet from the property line. The subject property is located in the MIC, Medical Institutional Campus zoning district. Per Table IX-1 of the Urbana Zoning Ordinance, freestanding-monument signs in the MIC district may be up to eight feet tall if set back eight to 15 feet from the front property line, and up to 16 feet tall if set back at least 15 feet from the property line. The height of the proposed sign would be 37.5 percent taller than the ordinance allowance.

Pursuant to Section XI-3.C.2(d)(1) of the Urbana Zoning Ordinance, in order for a major variance to be approved, the Zoning Board of Appeals must recommend approval by a two-thirds majority and forward to City Council for final review and approval. At their meeting on November 17, 2014, the ZBA voted unanimously to forward the case to Council with a recommendation for approval.

### Description of the Site

The site is located along University Avenue, a main East-West arterial through the center of the City. The high-volume intersection of McCullough Street and University Avenue represents the southeast gateway to the Carle Foundation Hospital campus. A single zoning lot makes up the address which is a 1.53 acre parking lot supporting several of the surrounding buildings of the campus. The surrounding land uses are consistent with the boundaries of a commercial and medical institutional zoning district. The nearest southern and eastern parcels are a gas station

and fast food restaurant, respectively. The neighboring parcels to the north and west are buildings or properties used for the medical campus.

### **Zoning and Land Use Table**

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

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan Future Land Use</b>
<b>Subject Property</b>	MIC, Medical Institutional Campus	Parking Lot	Community Business
<b>North</b>	MIC, Medical Institutional Campus	Private Driveway, Parking, Medical Facility Building	Medical Institutional Campus
<b>South</b>	B-3, General Business	Service Station	Community Business
<b>East</b>	B-3, General Business	Fast Food Restaurant	Community Business
<b>West</b>	MIC, Medical Institutional Campus	Main Hospital Building	Medical Institutional Campus

### **Discussion**

The applicant wishes to install a freestanding monument sign to provide identification and direction for the various destinations on the medical campus at the corner of the parking lot at 505 N. McCullough Street. The sign would be in compliance with every specification of the zoning except for a three foot increase beyond the allowable height. According to the Zoning ordinance, signs in the MIC district are allowed to obtain a maximum height of eight feet if located within eight to 15 feet from a public right-of-way.

The applicant wishes to exceed the maximum height of the proposed sign by three feet, the sign will be located near the intersection of University Avenue and McCullough Street at the corner of the parcel on 505 McCullough Street. According to the applicant, the sign will provide important direction for oncoming traffic to better reach the portions of the medical campus. The applicant states that the height exceedance is necessary to display all of the pertinent directional information. The placement closer than 15 feet from the property line is necessary to provide visibility at a high-volume intersection.

The main component to this variance is height. The height of the sign would be nonconforming, as freestanding-monument signs in the MIC district can be up to eight feet tall if located eight to 15 feet from the property line, or 16 feet tall if located farther than 15 feet. The proposed sign, as seen in Exhibit E, would require a 37.5% variance for the height. The sign would not block the approach or departure visibility triangles for the intersection as confirmed by the City Engineer.

According to the petitioner, constructing a new sign in full conformance with zoning regulations would not be practical on this site due to the location of parking and the amount of directional information needed for display. The Zoning Ordinance allows for signs to be within eight to 15

feet of the property line if they are less than eight feet tall. However, an eight-foot sign would not be able to display all of the necessary directional information. Locating the sign further from the property line where a greater height is permissible would decrease visibility for drivers trying to locate portions of the campus such as the emergency room.

At the ZBA meeting on November 19<sup>th</sup>, the board asked questions about the sign's exact location and potential legibility. They also inquired about the sign possibly directing people towards Park Street instead of the main campus down University Avenue. Jason Tompkins, representing Bendsen Signs & Graphics, responded that the planned sign represented the nearest possible location for the hospital to best provide directional information to oncoming traffic. He also stated that a nearby tree, raising questions about blockage of the sign, would be removed and the sign would be installed according to the site plan submitted.

## **Variance Criteria**

Section XI-3 of the Urbana Zoning Ordinance requires the City Council 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?*
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 special circumstances are the entry-way placement of the lot along a major thoroughfare for a medical institution that spans several blocks. The need to provide directional information for the multiple destinations of the institution necessitates the placement of a sign on the outmost parcel closest to the street. The volume of traffic at the nearby intersection necessitates the placement of the sign eight feet from the right-of-way. Meeting the requirements of the Zoning Ordinance would result in a sign with poor visibility that does not display all the necessary directional information.

Considering the importance of safe traffic flow at a high-volume intersection, allowing the petitioner to exceed the height limitation by three feet would satisfy that condition. The components of the variance that allow for increased height are supported by these criteria.

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

The volume of the intersection, requiring the closer sign placement, is beyond the control of the petitioner. The multiple destinations requiring a sign providing directions is a result of the comprehensive range of services offered on the medical campus.

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

The character of the neighborhood is commercial and institutional, with several other businesses that have freestanding signs of similar height. The proposed sign would provide necessary information without changing any character of the surrounding neighborhood.

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

The variance should not cause a nuisance to adjacent properties. The proposed sign would be similar in height to freestanding signs on adjacent properties such as the gas station and hotel across the street. It would not impede the visibility triangle of the intersection.

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

The petitioner is requesting a height variance to provide all the necessary information for identification, safe traffic flow, and proper visibility. All other aspects of the sign are without the need of a variance request.

## **Summary of Findings**

1. Bendsen Signs and Graphics, Inc. is applying on behalf of Carle Foundation Hospital to install a freestanding monument sign 505 North McCullough Street that is three feet taller than allowed.
2. The proposed sign would be 11 feet tall, set back eight feet from the property line, and be composed of an area of 63.58 square feet.
3. The site is located in West Central Urbana and is zoned MIC-Medical Institution Campus.
4. The Urbana Comprehensive Plan identifies the area as Medical Institutional Campus and Community Business.
5. The proposed variance is desired due to special circumstances of limited availability for sign placement on an entryway parcel of a medical campus. The sign would provide important information for identification and traffic flow.
6. The proposed variance will not alter the character of the neighborhood, nor cause a nuisance to adjacent properties.
7. The proposed variance regarding sign height is the only deviation from Zoning Ordinance requirements to install a freestanding monument sign.

## Options

City Council has the following options in this case:

- a. Approve the variance as requested based on the findings outlined in this memo; or
- b. Approve the variance request along with certain terms and conditions; or
- c. Deny the variance request.

## Recommendation

At their November 19, 2014 meeting, the Zoning Board of Appeals held a public hearing regarding this case. The board discussed and unanimously voted to forward the case to City Council with a **RECOMMENDATION FOR APPROVAL** of ZBA case ZBA-2014-MAJ-06, subject to the following condition:

- That the sign area, height, and setback do not exceed the dimensions shown in the sign plan submitted with the application [Attached as Exhibit E].

City staff concurs with the board's recommendation.

Prepared by:

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Christopher Marx  
Planner I  
Community Development Services

Attachments:      Exhibit A:      Location & Aerial Map  
                         Exhibit B:      Zoning Map  
                         Exhibit C:      Future Land Use Map  
                         Exhibit D:      Site Photos  
                         Exhibit E:      Petition for Variance with Site Plan and Sign Rendering  
                         Exhibit F:      ZBA Minutes from 11/19/2014

cc:                  Jason Tompkins, Bendsen Signs & Graphics, Inc.

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 \_\_\_\_ day of \_\_\_\_\_, 2014

PASSED by the City Council on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.


\_\_\_\_\_  
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 \_\_\_\_\_, 2014, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_ entitled AN ORDINANCE APPROVING A MAJOR VARIANCE (Allow a Sign 11 Feet in Height Set Back 8 Feet From the Right-of-Way in the City's MIC, Medical Institutional Campus Zoning District 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. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

# Exhibit A: Location and Existing Land Use Map

 Subject Property



Case: 2014-ZBA-MAJ-06  
Subject: Application for Major Variance to Install Freestanding Monument Sign That Will Encroach 3 Feet Beyond Allowance.  
Location: 505 N. McCullough Avenue  
Petitioner: Bendsen Signs and Graphics, Inc.  
Prepared 11/13/2014 by Community Development Services Department

# Exhibit C: Future Land Use Map



Case: 2014-ZBA-MAJ-06

Subject: Application for Major Variance to

Install Freestanding Monument Sign 3 Feet Over Allowance

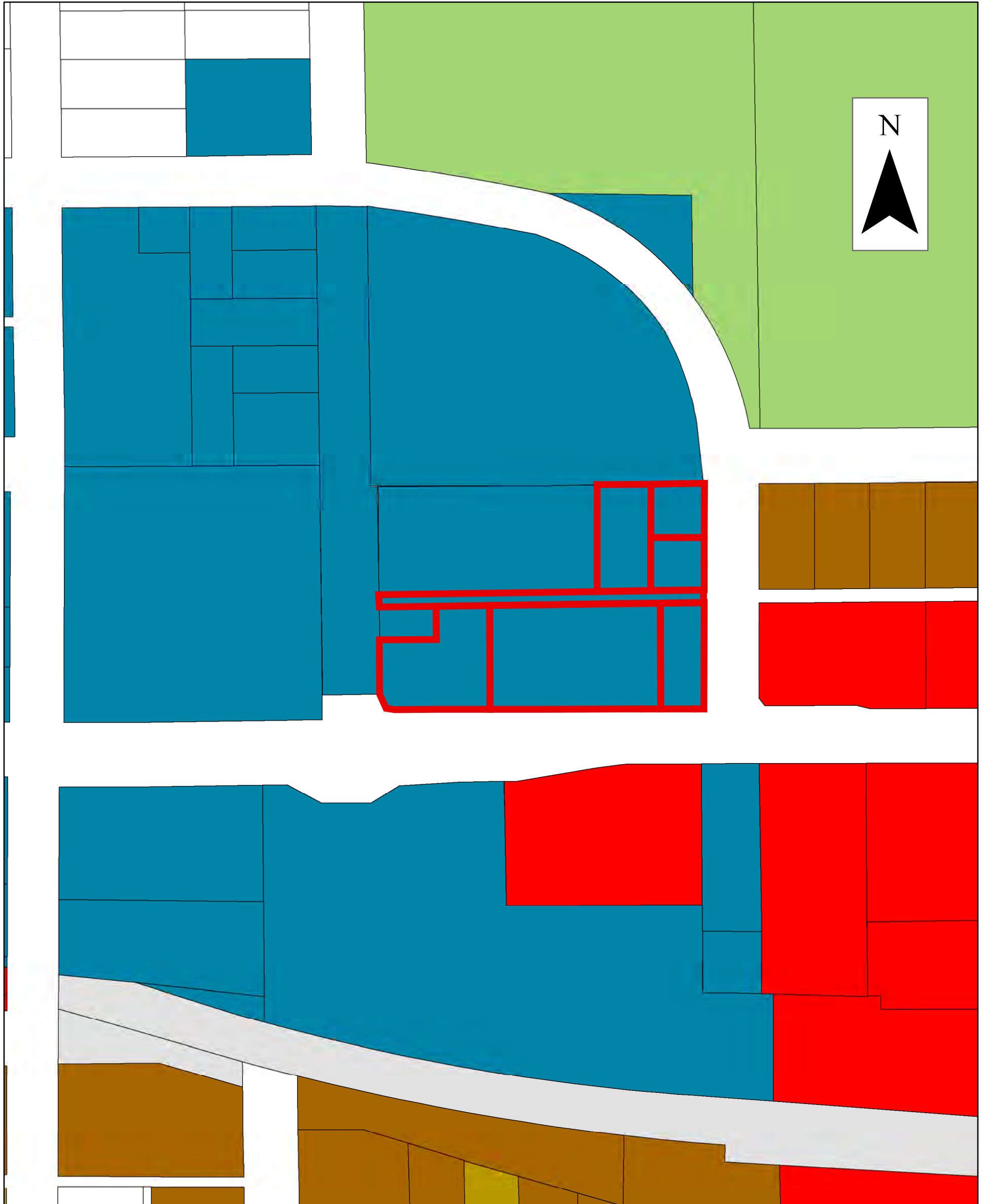
Location: 505 North McCullough Avenue

Petitioner : Bendsen Signs and Graphics, Inc.

Prepared 11/13/2014 by Community Development Services Department



# Exhibit B: Existing Zoning Map



0 0.025 0.05 Miles

- 2013\_Zoning selection
- <all other values>
- IN-1, Light Industrial/Office
- B-3, General Business
- CRE - Conservation Recreation Education
- MIC - Medical Institutional Campus
- R4 - Medium Density Multiple Family Residential
- R5 - Medium High Density Multiple Family Residential

Case: 2014-ZBA-MAJ-06  
 Subject: Application For Major Variance to Install Freestanding Monument Sign 3 Feet Above Allowance  
 Location: 505 N. McCullough Avenue  
 Petitioner: Bendsen Signs and Graphics, Inc.

Prepared by Community Services Department 11/13/2014

## Close Up of Proposed Sign Location





# View From Southern Side of University Avenue



# Neighboring Parcels on Across University Avenue







# Application for Variance

# Zoning Board Of Appeals

**APPLICATION FEE – \$175.00 (Major) and \$150.00 (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.

RECEIVED  
OCT 7 2014  
BY: [Signature]

### 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)* **FREESTANDING DIRECTIONAL SIGN SETBACK TO ACCOMMODATE THE HEIGHT VARIANCE OF 37.5%** on the property described below, and in conformity with the plans described on this variance request.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **BENDSEN SIGNS & GRAPHICS** Phone: **217-877-2345**  
Address (street/city/state/zip code): **2901 N. WOODFORD STREET/DECATUR, IL 62526**  
Email Address: **JT@BSG1946.COM**  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **SIGNAGE CONTRACTOR**

#### 2. OWNER INFORMATION

Name of Owner(s): **CARLE** Phone: **217-383-3311**  
Address (street/city/state/zip code): **611 W. PARK STREET/URBANA, IL 61801**  
Email Address:

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: **505 N. MCCULLOUGH STREET**  
PIN # of Location: **91-21-08-327-012**

Lot Size: 6,300 sq./ft.

Current Zoning Designation: **MIC**

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

Proposed Land Use: **Medical Facility**

Legal Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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):** \_\_\_\_\_ Phone: \_\_\_\_\_

Address (*street/city/state/zip code*): \_\_\_\_\_

Email Address: \_\_\_\_\_

**Name of Professional Site Planner(s):** \_\_\_\_\_ Phone: \_\_\_\_\_

Address (*street/city/state/zip code*): \_\_\_\_\_

Email Address: \_\_\_\_\_

**Name of Attorney(s):** \_\_\_\_\_ Phone: \_\_\_\_\_

Address (*street/city/state/zip code*): \_\_\_\_\_

Email Address: \_\_\_\_\_

**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.

THE PROPERTY OWNER, CARLE, WISHES TO EMBARK ON MORE DETAILED WAY FINDING SIGNAGE FOR ITS URBANA CAMPUS. THE INFORMATION ON THE SIGN WILL BETTER DIRECT TRAFFIC TRYING TO REACH THE NORTH AND SOUTH PORTIONS OF THE CARLE CAMPUS. WITH THE AMOUNT OF INFORMATION THAT IS NEEDED ON THE DIRECTIONAL SIGNAGE, THE HEIGHT OF THE SIGN DISPLAYING THE INFORMATION WILL BE 11-FT. TALL, BUT DUE TO THE PLACEMENT OF THE PARKING LOT AND THE SIDEWALK, THE

SETBACK WILL ONLY BE 8-FT. FROM THE PROPERTY LINE. THEREFORE, WE ARE REQUESTING A VARIANCE FOR SET BACK IN ORDER TO ACCOMMODATE THE NEEDED SIGN HEIGHT.

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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.

THE AREA WHERE THE SIGN MUST BE LOCATED IS LOCATED AT THE NORTH WEST CORNER OF THE INTERSECTION OF UNIVERSITY AVENUE AND MCCULLOUGH. THIS IS THE ONLY OPEN AREA BY WHICH TO PLACE A SIGN THAT WILL HELP DIRECT VISITORS TO THE VARIOUS CARLE CAMPUS LOCATIONS. THE OPEN AREA WHERE THE SIGN NEEDS TO BE PLACE, HOWEVER IS LAND LOCKED BETWEEN THE CARLE PARKING LOT AND THE SIDEWAL ALONG UNIVERISTY AVENUE. BY ALLOWING THE SETBACK VARIANCE, CARLE WILL BE ABLE TO INSTALL A WAYFINDING SIGN THAT WILL HELP DIRECT TRAFFIC ONTO MCCULLOUGH AND REDUCE TRAFFIC CONGESTION ON UNIVERSITY AVENUE.

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

WHEN THE OPEN LANDSCAPED AREA WAS DESIGN AT THE NORTH WEST CORNER OF MCCULLOUGH AND UNIVERSITY, THERE WERE NO PLANS TO INSTALL A SIGN. FRUTHERMORE, WHEN THIS AREA WAS CONSTRUCTED, THE NEED TO DIRECT MORE TRAFFIC GOING NORTH ON MCCULLOUGH TO THE CARLE WAS NOT AS GREAT AS IT IS TODAY.

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

NO ALTERATIONS TO THE LAND WILL BE REQUIRED OTHER THAN INSTALLING A FOUNDATION BELOW VISIBLE GRADE TO SUPPORT THE SIGN. THERE ARE SEVERAL OTHER FREESTANDING SIGNS OF SIMILAR HEIGHT AND SQUARE FOOTAGE IN THE GENERAL VACINITY OF THE PROPOSED SIGN FOR CARLE. THE LANDSCAPING AREA WILL BE MAINTINED ONCE THE SIGN IS INSTALLED.

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

THE ADJACENT PROPERTY TO BOTH THE SOUTH AND THE NORTH ARE COMMERICAL ENTITIES. THE ADDITION OF THE CARLE SIGN WILL NOT IMPEDE OR HINDER THE VISIBILTY OF THE NEIGHBORING PROPERTIES.

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

THE VARICANCE DOES REPRESENT THE MININUM DEVIATION NECESSARY FOR THE REQUIREMENTS OF THE ZONING ORDINCANCE. THE SETBACK VARICANCE BEING SOUGHT WILL BE CONSISTENT THE THE EXISTING ZONING ORDICANCE WITHIN THE CITY OF URBANA FOR SIGNS WITH LOWER OVERALL HEIGHTS.

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***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.

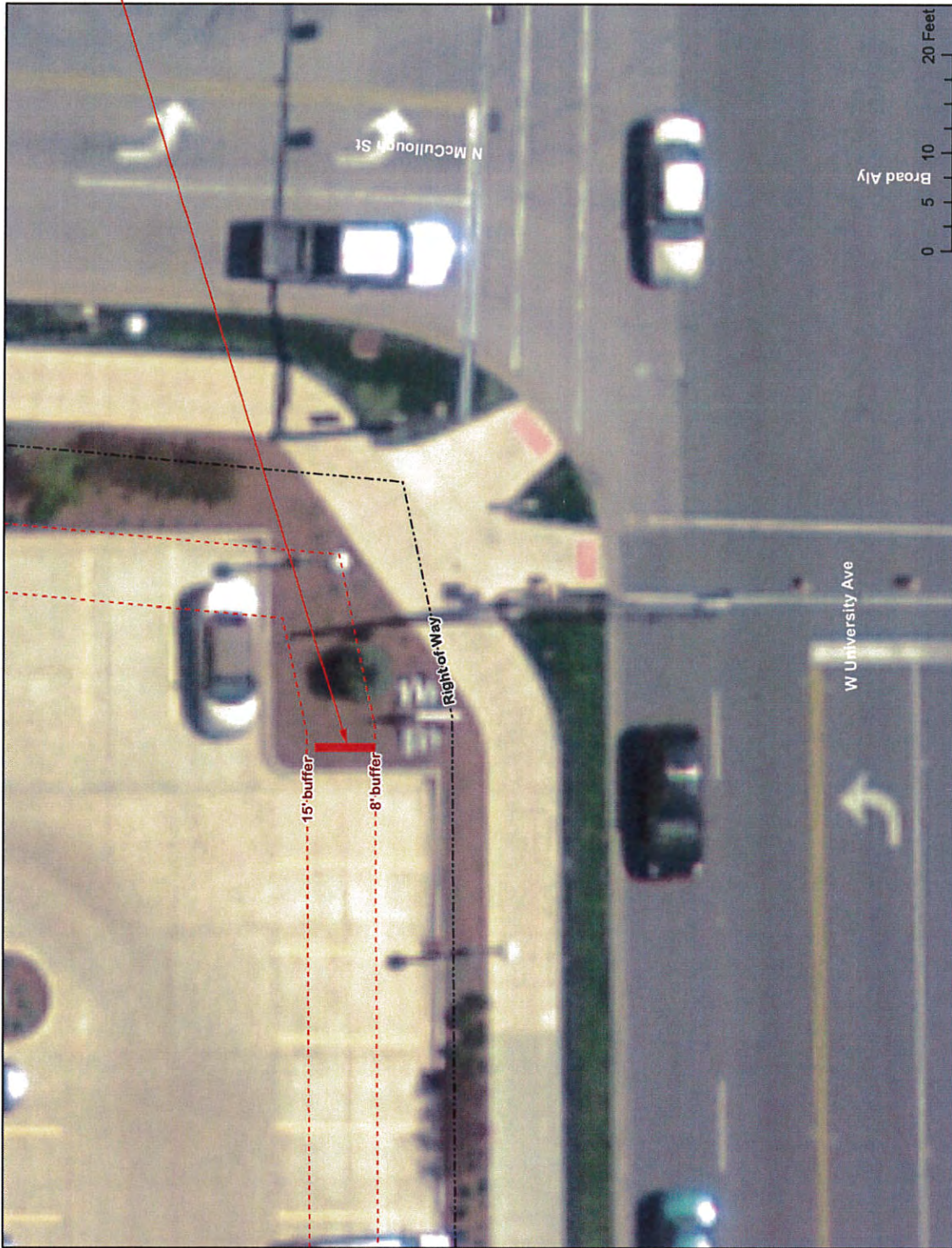
  
\_\_\_\_\_  
Applicant's Signature

10/27/14  
\_\_\_\_\_  
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

**SIGN**



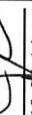
For: Sign location Carle - Urbana, IL

PH: 217-877-2345  
FAX: 217-877-2347

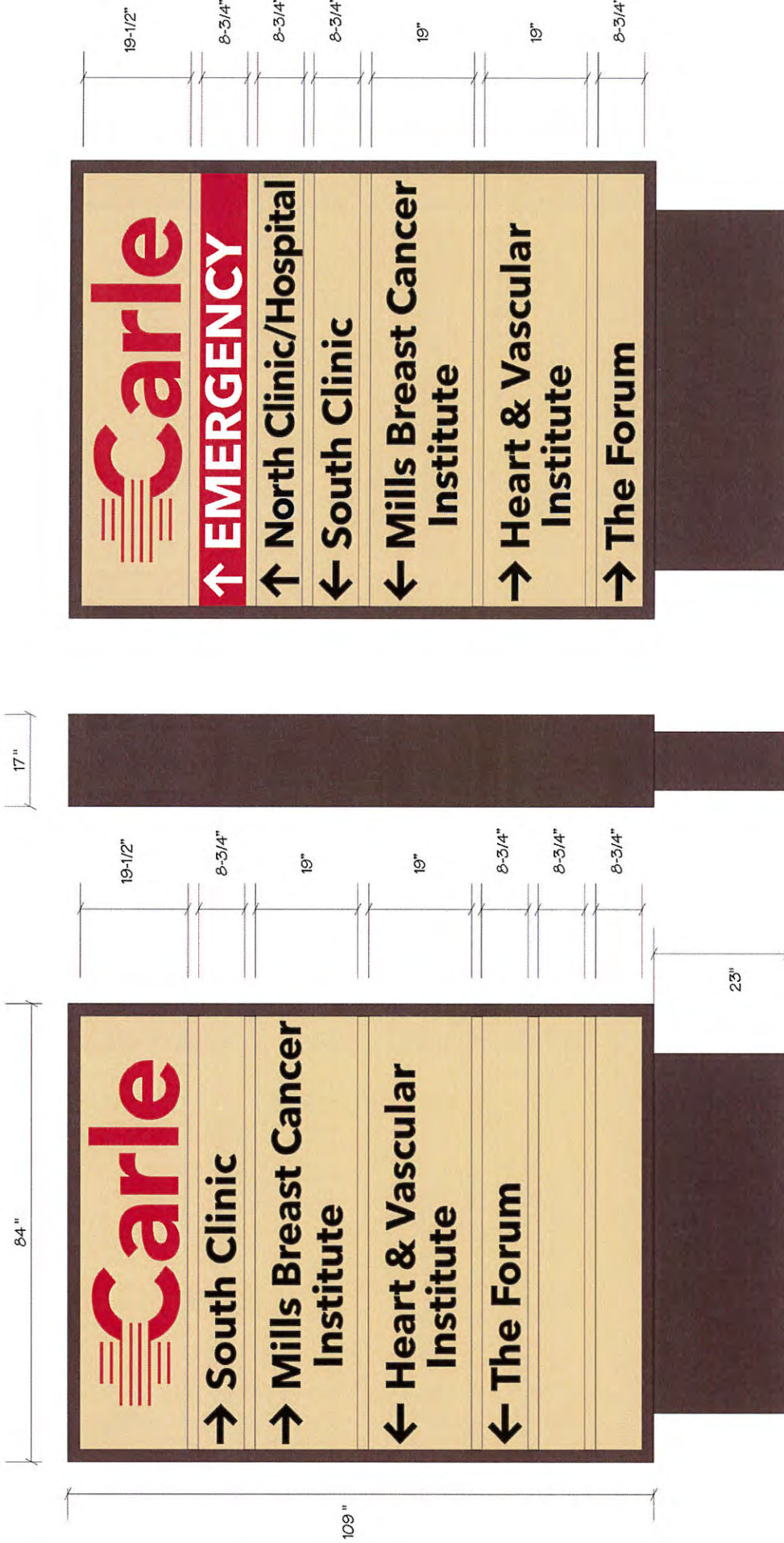


2901 N. Woodford St. Decatur, IL 62526

This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendesen Signs and Graphics, Inc. It is not to be shown or described to other nor is it to be used reproduced, copied or exhibited in any fashion.

Designer:   
Date: 10-24-14  
Sketch No. CRVE-100





This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendson Signs and Graphics, Inc. It is not to be shown or described to other nor is it to be used reproduced, copied or exhibited in any fashion.

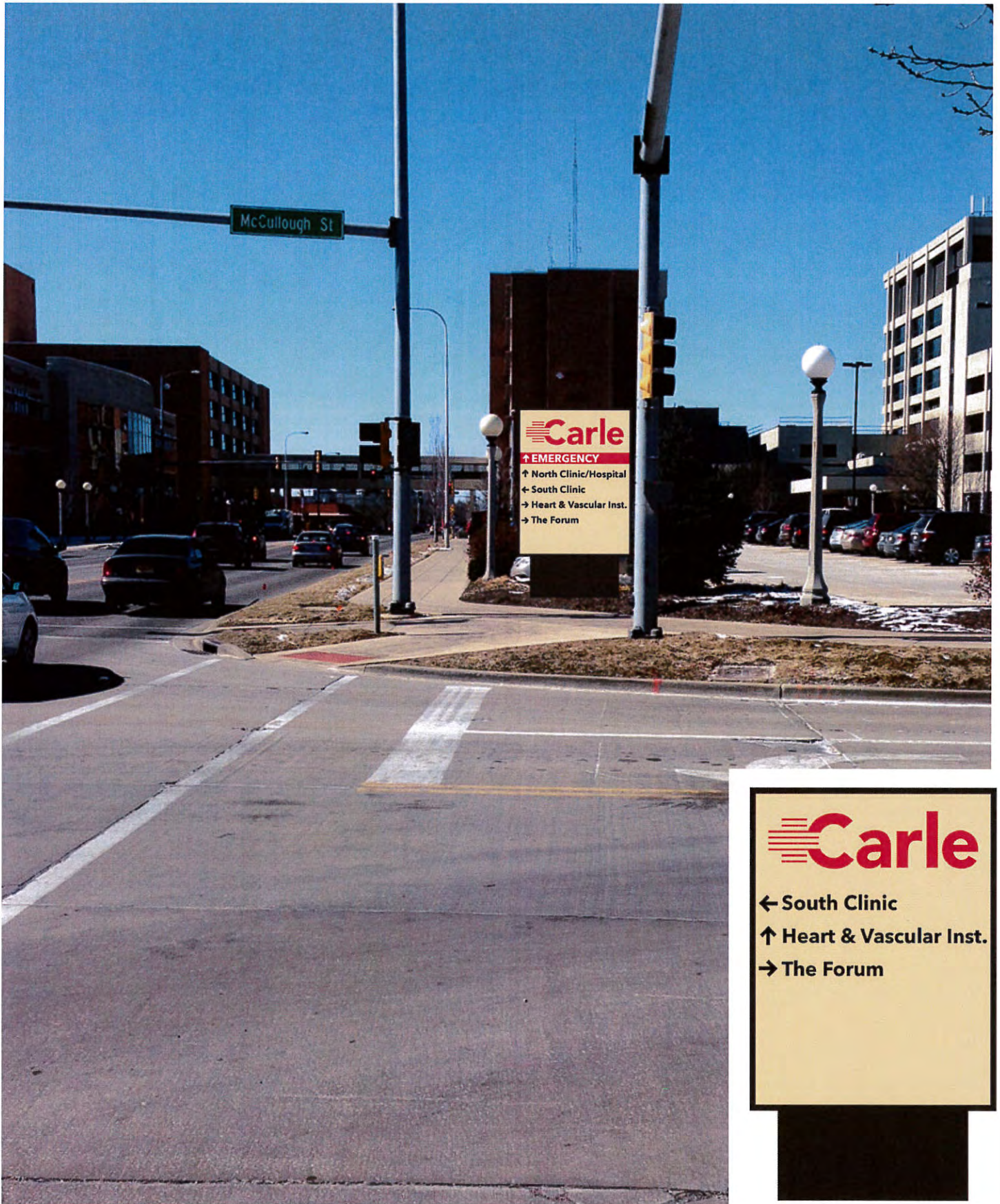
Designer: 110  
 Date: 10-24-14  
 Bendson Signs & Graphics, Inc. Sketch No. CRLE 101

For: Sign location Carle - Urbana, IL

**Bendson**  
 Signs & Graphics, Inc.  
 2901 N. Woodford St. Decatur, IL 62526

PH: 217-877-2345  
 FAX: 217-877-2347





PH: 217-877-2345  
 FAX: 217-877-2347

Signs & Graphics, Inc.  
 2901 N. Woodford St. Decatur, IL 62526

For: Carle - Way Finding  
 9'H x 7'W Double sided directional

This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendsen Signs and Graphics, Inc. It is not to be shown or described to other nor is it to be used reproduced, copied or exhibited in any fashion.



Designer: *[Signature]*  
 Date: 03-04-14  
 Sketch No. CWF 102



**AN ORDINANCE VACATING A PUBLIC ALLEY**

**(In University Park - Orchard, McCullough Block)**

WHEREAS, Carle Foundation owns all of the real property which abuts on both sides of the public Alley herein vacated; and

WHEREAS, Carle Foundation has requested such public Alley to be vacated; and

WHEREAS, the vacation of such public Alley will not impair access to any property other than that property owned by Carle Foundation.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. That the following described public Alley is hereby vacated, such having been determined to be no longer required by the City of Urbana for alley right-of-way purposes and thus, the public interest shall be subserved by vacating the same:

An east-west Public Alley in the block bounded by University Avenue on the south, Park Street (formerly First Street) on the north, Orchard Street on the west and McCullough Street on the east, being in the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

All of the east-west Public Alley in S.H. Busey's Third Addition to the City of Urbana, being a portion of the Northeast  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Section 8, Township 19 North, Range 9 East of the 3<sup>rd</sup> Principal Meridian, as recorded in Deed Record Book 35, at page 128 in the Office of the Recorder of Deeds, Champaign County, Illinois. Said Public Alley Right-Of-Way being twelve (12') in width.

Said tract containing 0.11 acres (4,803.96 square feet), more or less, all situated in the City of Urbana, Champaign County, Illinois.

Section 2. The vesting of title in the portion of the right-of-way so vacated in the abutting property owner or owners shall be subject to an easement to all public utilities, their successors and assigns to operate, maintain, renew and reconstruct their facilities affected by this vacation as now operated and maintained in, over and under the portion of the right-of-way vacated unless the said abutting property owner or owners shall compensate the said utilities for such reasonable expense as shall be incurred by said utilities in connection with the rearrangement, removal or relocation of said facilities.

Section 3. The right-of-way herein vacated shall attach to and become a part of the parcel number identified by PIN #91-21-08-327-006, 91-21-08-327-008, 91-21-08-327-009, 91-21-08-327-010, 91-21-08-327-011, 91-21-08-327-012 & 91-21-08-327-013.

Section 4. In accordance with Resolution 9899-R2 regarding the City's policy on vacating alleys. The City Council of the City of Urbana, Illinois, finds and determines that \$20,000 is the amount of money which is equal to the benefits which will accrue to the owners of the abutting properties by reason of this Vacation Ordinance; and this Ordinance shall not be effective until payment of such sum has been made to the Comptroller of the City of Urbana, Illinois.

Section 5. The City Clerk is directed to record a certified copy of this ordinance when the Comptroller advises the Clerk that the sum set forth in Section 4 has been received by the City. The recording of this Ordinance in the Office of the Recorder shall be proof that such payment has been made.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a three-fourth's (3/4<sup>th</sup>'s) vote of the alderpersons of the City of Urbana, Illinois, at a regular meeting of said Council.

PASSED by the City Council this 4th day of September,  
2007.

AYES: Bowersox, Chynoweth, ~~LeWitt~~, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:



APPROVED by the Mayor this 7th day of September,

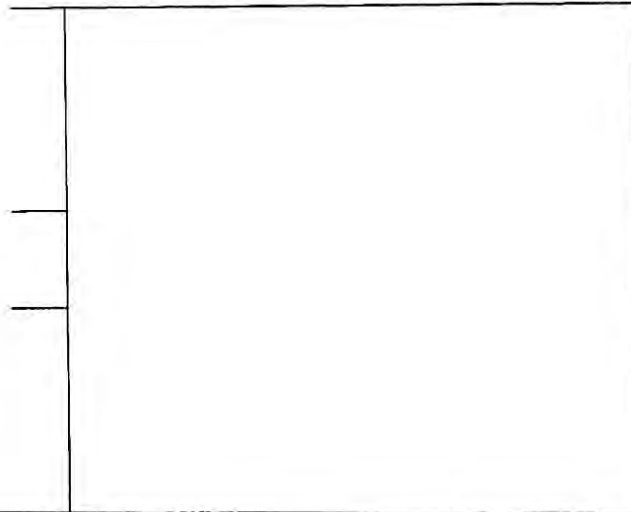
2007.

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor

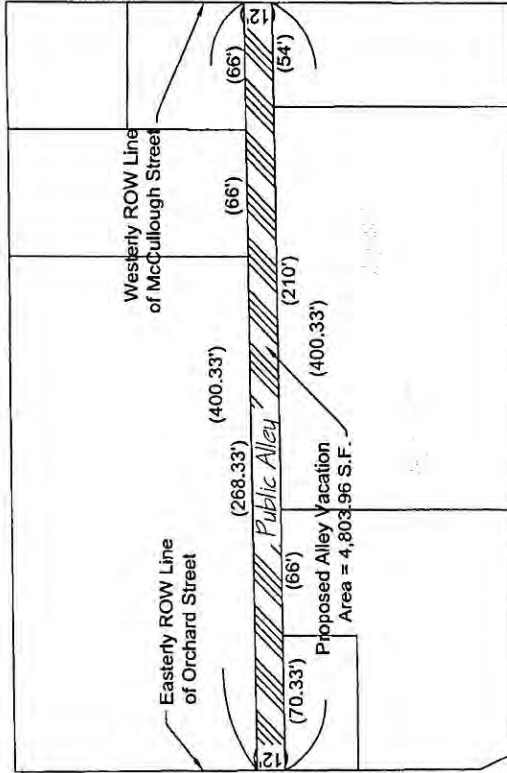
An east-west Public Alley in the block bounded by University Avenue on the south, Park Street (formerly First Street) on the north, Orchard Street on the west and McCullough Street on the east, being in the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

All of the east-west Public Alley in S.H. Busey's Third Addition to the City of Urbana, being a portion of the Northeast 1/4 of the S.W. 1/4 of Section 8, Township 19 North, Range 9 East of the 3rd Principal Meridian, as recorded in Deed Record Book 35, at page 128 in the Office of the Recorder of Deeds, Champaign County, Illinois. Said Public Alley Right-Of-Way being twelve (12') in width.

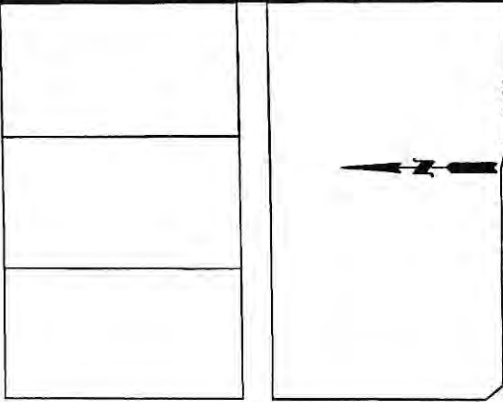
Said tract containing 0.11 acres (4,803.96 square feet), more or less, all situated in the City of Urbana, Champaign County, Illinois.



Park Street



McCullough Street



Scale: 1"=60'

University Avenue (U.S. Route 150 & 45)

**PLAT MAP SHOWING PUBLIC RIGHT-OF-WAY VACATED  
BY CITY OF URBANA ORDINANCE NO. 2007-09-095  
DATE: September 4, 2007**



City of Urbana  
Public Works Department  
Engineering Division  
Drawn by: BWF  
Date: 8/27/2007  
Checked by: WRG 8/29/2007



508  
THE CARLE FOUNDATION

512  
THE CARLE FOUNDATION

504  
THE CARLE FOUNDATION

500  
THE CARLE FOUNDATION

503  
THE CARLE FOUNDATION

507  
TRI STAR MARKETING INC

409  
UNIQUE TL INC

407  
BUBIN JANET

415  
FOSSER WILLIAM

411  
MODI SUNIL

BARTLETT MANAGEMENT SRV

*N McCullough St*

*W University Ave*



1 inch = 50 feet



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.

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

**DRAFT**

**DATE:** November 19, 2014

**TIME:** 7:30 p.m.

**PLACE:** City Council Chambers, 400 South Vine Street, Urbana, IL 61801

- MEMBERS PRESENT** Paul Armstrong, Joanne Chester, Ashlee McLaughlin, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch
- MEMBERS EXCUSED** There were none.
- STAFF PRESENT** Jeff Engstrom, Interim Planning Manager; Christopher Marx, Planner I; Teri Andel, Planning Secretary
- OTHERS PRESENT** Jason Tompkins

NOTE: Chair Armstrong swore in the one member of the audience who indicated that he may give testimony during the public hearing. He asked that anyone who speaks to sign in and state their name.

**NEW PUBLIC HEARINGS**

**Case No. ZBA-2014-MAJ-06: A request for a Major Variance by Bendsen Signs & Graphics to allow a sign that is 11 feet high, and setback 8 feet from the right-of-way at 505 North McCullough Street in the MIC, Medical Institution Campus Zoning District.**

Chair Armstrong opened the public hearing. Jeff Engstrom, Interim Planning Manager, introduced Christopher Marx, Planner I, as the newest member on the Planning Division staff. Mr. Marx, then, presented the case to the Zoning Board of Appeals. He began by talking about where the sign would be located. He described the subject property as well as the surrounding adjacent properties noting their zoning, current uses and future land use designations. He discussed the purpose and importance of the proposed sign. He reviewed the variance criteria according to Section XI-3 of the Urbana Zoning Ordinance. He summarized staff findings, reviewed the options of the Plan Commission and presented City staff’s recommendation for approval. He stated that he would answer any questions and pointed out that there was a representative for the petitioner in the audience.

Chair Armstrong asked if there were any questions for City staff.

Mr. Warmbrunn wondered where the sign would actually be located. One photo illustrates that the sign would be on the west side of the pine tree and another photo indicates it would be on the east side. Also, are they measuring eight feet from the sidewalk for the setback? Mr. Marx responded stating that the sign would be setback eight feet from where the property line and the right-of-way meet. Mr. Engstrom added that the Site Plan, which shows the setback distances, is more accurate in illustrating the location of the proposed sign than the other photo.

Mr. Warmbrunn wondered how people would see the sign if it is located behind the pine tree. Would they remove the tree? Mr. Engstrom said that would be a question for the applicant.

Mr. Warmbrunn asked if the applicant moved the sign back to 15 feet from the property line in order to have a larger sign, would they then be able to use larger letters as well. Mr. Marx answered that it might be possible but it would depend on the visibility from the street.

There were no further questions for City Staff. Chair Armstrong, then, opened the hearing up for public input.

Jason Tompkins, General Manager of Bendsen Signs & Graphics, thanked City staff for their help throughout this process and thanked the Zoning Board of Appeals for reviewing the proposed major variance request. He mentioned that his company has the privilege of working with Carle on all of their signage needs. Over the last two to three years, they have been working with Carle on a two-fold project. First, Carle changed their logo, so Bendsen Signs has been implementing the new logo into news signs on Carle's campuses. The second part of the project is trying to improve wayfinding on their campuses. Directing people efficiently and safely is a big challenge. One solution is through signage. They have been installing replacement signs which so far have only required regular sign permits. However, the proposed sign is the last sign, and it requires approval of a major variance request.

When you look at Carle's campus on University Avenue and the way it lays out, to the west of McCullough there is a lot of activity with the main entrance into the hospital as well as the entrance to the Emergency Room. Traffic is not only vehicular but also foot traffic. The goal behind the proposed sign is to catch the traffic going from the east to the west. If they miss the turn at McCullough, then it sends more traffic to the west. The sign is intended to get people to turn right or left depending on where they need to go and to reduce the amount of traffic going into the heart of Carle's campus. This can only be done if the lettering is visible enough to traffic. They feel that a smaller sign may create safety hazards because the lettering would be too small for traffic to read.

He talked about the construction of the sign. He pointed out that only the lettering would light up at night. This minimizes the amount of light being emitted from the sign.

To answer the question about the location of the proposed sign, he reiterated what Mr. Engstrom said in that the sign would be located where it is indicated on the Site Plan. Carle Hospital plans to relocate the pine tree to another location. He talked about the effects of moving the sign back further to allow them to have a bigger sign, but the sign would then be located in the parking lot

and the extensions that hold the street lights would hamper the visibility of the sign. He pointed out that the proposed sign meets the requirements for the square footage allowed.

Mr. Warmbrunn asked how far away Mr. Tompkins expected people to be able to read the sign when approaching the intersection. Mr. Tompkins said that people should be able to read it from 100-150 feet away. The letter height will be approximately 6 inches tall. He does not expect the sign to catch all of the traffic, but it should catch most.

Ms. Chester inquired about the location of the sign. Usually wayfinding signs are located a block before. By the time a person sees the sign, they will almost be at the intersection and won't be able to do much. Mr. Tompkins replied that if Carle owned the property a block away, then it would be ideal to have the proposed sign a block away. They feel it is better to have the proposed sign than nothing at all directing traffic.

Carle has tried to direct people with some temporary wayfinding signage. It has helped a little so they are hoping a permanent larger wayfinding sign will catch more people. Carle is starting to bring in people from outside of the Champaign-Urbana area, so hopefully the proposed sign will be able to direct those people that are not familiar with the campus.

Ms. Uchtmann wondered if the proposed sign would also direct traffic to the parking garage entrance along Park Street. Mr. Tompkins responded saying that there is secondary signage planned for Park Street that will direct traffic to the parking garage on the Park Street side. Ms. Uchtmann commented that if Carle directed traffic to turn on McCullough to the Park Street entrance of the parking garage, then there would not be as much congested traffic at the main entrance of the hospital. Mr. Tompkins stated that this may be something Carle looks into further in the future.

There were no further comments or questions from the audience, so Chair Armstrong closed the public input portion of the hearing. He, then, opened the hearing up for discussion and/or motion(s) by the Zoning Board of Appeals.

Ms. Uchtmann moved that the Zoning Board of Appeals forward Case No. ZBA-2014-MAJ-06 to the City Council with a recommendation for approval for the major variance to allow a sign that is 11 feet tall and setback 8 feet from the property line. Mr. Welch seconded the motion. Roll call was as follows:

Ms. Chester	-	Yes	Ms. McLaughlin	-	Yes
Ms. Uchtmann	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes	Mr. Armstrong	-	Yes

The motion was approved by unanimous vote.