



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, Community Development Director

DATE: April 16, 2015

SUBJECT: **ZBA Case No. 2015-MAJ-02:** A request by Bainbridge CC Urbana Apartment REIT, Inc. for a Major Variance to allow an increase in the area of a projecting sign up to 64.75 square feet at 1010 West University Avenue and 508 North Goodwin Avenue, in the B-3, General Business District

ZBA Case No. 2015-MAJ-03: A request by Bainbridge CC Urbana Apartment REIT, Inc. for a Major Variance to allow a projecting sign located above the first story at 1010 West University Avenue and 508 North Goodwin Avenue, in the B-3, General Business District.

Introduction & Background

Bainbridge CC Urbana Apartment REIT, Inc has filed a request to install a projecting sign onto a multistory building under construction at 1010 W. University Avenue. In order to provide proper signage and identification for their development, the applicant would like to install a vertically projecting “blade” sign that is larger than the Zoning Ordinance allows. The proposed sign would be 64.75 square feet and located above the first floor. The subject property is located in the B-3, General Business zoning district. Per Table IX-1 of the Urbana Zoning Ordinance, projecting signs in the B-3 district may be up to 32 square foot in area and may not extend above the first floor of the building. The building at this location is under construction and previously was a small office building. It is a large mixed-use development featuring retail on the first floor and 181 residential units above it. Because of the deviations from the zoning code in the proposed sign, the developer has filed applications for two separate Major Variances. The first variance allows for an increase in the area of the sign while the second variance allows for placement higher than the first story.

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 April 15, 2015 meeting, the Zoning Board of Appeals voted three ayes and one nay and four ayes and zero nays, respectively, to forward both Major Variances to the City 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 site area, consisting of two parcels totaling 2.83 acres, is surrounded by commercial uses typical of the street's transitional nature as the boundary between the University and the residential area to the north. The development's parcel has frontage along University Avenue and stretches behind the neighboring properties on University Avenue to the west end of the block along Goodwin Avenue. The parcel is next to fast food restaurants to the West and a pawn shop to the East. Across the street towards the South, there are two more fast food restaurants and a commercial retail building. The parcel is bordered by a railroad and utility substation to the North with a residential area further north. The signage for the surrounding businesses consists of several freestanding signs that are generally 15-20 feet tall and clearly visible from the street.

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	Comprehensive Plan Future Land Use
Subject Property	B-3, General Business	Mixed-Use Development – Under Construction	Community Business
North	IN-1, Light Industrial/Office	Railway Spur Right-of-Way Illinois American Water Co Undeveloped Lot Ameren IP substation	Institutional
South	B-3, General Business	Commercial – Restaurants Commercial – Retail, Offices	Community Business Campus Mixed-Use
East	B-3 General Business	Commercial - Retail	Community Business
West	B-3, General Business	Commercial – Restaurants, Retail & Hotel	Community Business

Discussion

The applicant is requesting permission to install a two-sided projecting blade sign at the Campus Circle development at 1010 West University Avenue. Campus Circle is a large, mixed-use building that is under construction after receiving a Special Use Permit in February of 2014. The building features residential units with a first floor of commercial retail spaces facing University Avenue. The building's close proximity to the street and approved site renderings create the need for a sign that is large enough to match the scale of the development to be visible from University Avenue. Because of the building's scale and identification needs, the signage requires a variance from what is allowed in the Urbana Zoning Code.

The sign would be a projecting blade sign that is 18.5 feet tall and 3.5 feet wide. The sign would be 64.75 square feet in area and would have an approximately 21.75 foot clearance from the ground. In the B-3, General Business district, projecting signs are allowed to be a maximum of

32 square feet in area and may not extend above the first story according to Table XI-3 of the Urbana Zoning Ordinance. The proposed sign would extend from the building's third to fourth stories and be just over double the allowed area. Both aspects require a major variance from the Zoning Ordinance to be approved. Overall, the design of the sign would be relatively vertical and narrow while being parallel to the building.

Campus Circle was approved as a high density mixed use development that would complement the property's proximity to the University. The development is consistent with the 2010 corridor study of University Avenue that identified the property as an ideal site for retail and dense residential usage. It's also consistent with its designation in the comprehensive plan as a Community Business, including a planned-unit style development that creates a variety of uses and transition intensities to adjoining neighborhoods. The size and scope of the development has been approved by the appropriate city processes in its SUP renewal (Ord. No. 2014-05-050) and sideyard variances (Ord. No. 2012-10-098). (See attached Exhibit F)

Included as part of the SUP application were illustrations showing the proposed blade signage on the side of the building, although approval of the sign was not explicitly granted as part of the permit. The University Avenue corridor is a high traffic arterial that requires sufficient signage and direction for its destinations. Campus Circle and its close proximity to the street leave it with few options for signage that are visible to ongoing traffic.

A larger projecting blade sign that extends higher than the first floor would allow the building to be identifiable through high volume traffic along University Avenue and extensive tree coverage in front of the building. It would also be the most appropriate form of larger signage because of its minor extension outward from the building. The sign would be no more than 5 feet extended from the face of the buildings and its narrow features would best match the aesthetics and scale of the building. The style of a vertical blade sign has become more accepted in architecture and can be found on other area buildings of similar scale (see attached Exhibit G). The overall width from the face of the building of University Avenue and the minimal extension of the sign from the Campus Circle building would result in a modest increase in the development of the footprint. It is worth noting that if the proposed sign were freestanding, it would be permitted-by-right to have an area of 75 square feet. Approving the variances for the increased size and placement in height for the sign would allow Campus Circle to provide minimally invasive signage for identification.

At their April 15, 2015 meeting, the Zoning Board of Appeals discussed the proposed variances. One board member expressed concern about other businesses along the University Avenue corridor requesting allowances for signage of similar size and placement that extends beyond what is allowed in the Zoning Ordinance. Another board member suggested that the standards for signage in the corridor and district be reexamined because of the recent frequency of variance requests for signs. Ultimately, the board adopted the staff findings and approved both Major Variances.

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?*

The Zoning Ordinance for the B-3, General Business district does not allow for projecting blade signs of such placement and size as included in the site plans of the Special Use Permit that were approved by the City of Urbana in 2012. A projecting blade sign in compliance with the ordinance would not provide proper identification or scale for the building's design. The building is a large development on a densely built zoning lot along the City's busiest arterial. A proper sign is important for directional clarity and traffic safety.

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 proximity of the structure to University Avenue does not allow for a freestanding sign. The scope of the building gives fewer options for signage. A two-sided projecting blade sign will allow for a consistent outcome of the planned development with the approved illustrations and renderings granted as a part of the Special Use Permit.

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

The variances requested are not due to a situation knowingly created by the Petitioner. The general size and scale of the building was approved by Urbana's Plan Commission and City Council through a Special Use Permit. Approval of a variance is necessary to allow for signage that is most compatible with the scale and location of the proposed building.

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

The property occupies a site in a transitional zone between a residential neighborhood to the north and the University to the south. While a projecting blade sign of 64.75 square feet might not be compatible in other parts of the B-3, General Business district, its placement as part of a larger, multiuse building is appropriate because of the scale of developments along University Avenue. Several other businesses along the corridor have freestanding signs of similar height and area. The signs were installed before the current standards for signage in the Zoning Ordinance were implemented, but still comprise part of the existing neighborhood character.

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

The variances would not cause a nuisance. The proposed sign would not exceed the maximum allowance of a 5 foot extension from the building. The sign would not significantly extend or project the footprint of the building over its neighbors or the street. As shown in the visual renderings in Exhibit D, it would not impede visibility or traffic to the adjacent lots.

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

The size and placement of the sign meet the requirements that are necessary for proper identification along University Avenue. The scale of the sign is consistent with the approved illustrations and architectural plans of the previous applications for the project. The compatible but contemporary nature of the sign merits consideration for future accommodation through an amendment in the Zoning Ordinance.

Summary of Findings

1. Bainbridge CC Urbana Apartment REIT, Inc. has requested permission to install a projecting blade sign that is larger and higher than the Zoning Code allows at 1010 W. University Avenue.
2. The proposed sign would be 18.5 feet tall and 3.5 feet wide for an area of 64.75 square feet. The sign would have a clearance of 21 feet and 9 inches off the ground.
3. The site is located in west Urbana, and is zoned B-3, General Business.
4. The Urbana Comprehensive Plan identifies the area as Community Business.
5. The proposed variances are requested due to special circumstances of a large mixed-use development that is unable to provide adequate signage as allowed under the Zoning Ordinance.
6. The development was approved with Special Use Permit Ordinance No. 2014-05-050 on May 19, 2014 which included renderings of the proposed signage specific renderings of design, scale, and signage.
7. The proposed variances would not alter the character of the neighborhood and would not be a nuisance to adjacent properties. A projecting blade sign of 64.5 square feet that extends above the first floor properly fits on a larger building located close to the street. Several other businesses along the corridor have freestanding signs of similar height.
8. The proposed variances regarding sign area and extension above the first floor represent the minimum possible deviation from Zoning Ordinance requirements to provide appropriate identification and consistency with approved site plans.
9. At their April 15, 2015 meeting, the Zoning Board of Appeals held a public hearing and voted to forward the Mayor Variances to the City Council with recommendations for approval.

Options

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

- a. Approve the variances based on the findings outlined in this memo; or
- b. Approve the variances 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 variance. If the City Council elects to do so, the Council should articulate findings supporting its denial.

Recommendation

At their April 15, 2015 meeting the Zoning Board of Appeals voted three ayes and one nay and four ayes and zero nays, respectively, to recommend **APPROVAL** of the area and placement variances. City staff likewise recommends approval of both variances.

Attachments: Exhibit A: Location & Aerial Map
 Exhibit B: Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Renderings
 Exhibit E: Petition for Variance
 Exhibit F: Campus Circle Special Use Permit Ordinance
 Exhibit G: Other Examples – Projecting Blade Signs

cc: Bainbridge CC Urbana Apartment REIT, Inc.

ORDINANCE NO. 2015-04-036

AN ORDINANCE APPROVING MAJOR VARIANCES

(Increase in the area of a projecting sign up to 64.75 square feet in the B-3, General Business District at 1010 West University Avenue and 508 North Goodwin Avenue / Case No. ZBA-2015-MAJ-02)

(Allow a projecting sign located above the first story in the City's B-3, General Business District at 1010 West University Ave and 508 North Goodwin Avenue / Case No. ZBA-MAJ-03)

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, Bainbridge CC Urbana Apartment REIT, Inc. has submitted a petition for two major variances regarding signage size and placement to allow a two-sided projecting blade sign that is 64.75 square feet in area and extends above the first floor at 1010 West University Avenue and 508 North Goodwin Avenue in the B-3, General Business Zoning District; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in ZBA Case Nos. 2015-MAJ-02 and 2015-MAJ-03; 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 variances on April 15, 2015 and voted 3 ayes to 1 nay in Case No. ZBA-2015-MAJ-02 and 4 ayes to 0 nays in Case No. ZBA-2015-MAJ-03 to recommend that the Corporate Authorities approve the requested variances; 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. A Special Use Permit was approved on May 19, 2014 (Ordinance No. 2014-05-050) to allow for the subject site to be developed with a five-story, mixed-use building with commercial on the ground floor and four floors of apartments with interior parking on two levels.
2. The petitioner proposes to construct a two-side projecting blade sign on its University Avenue frontage that is 64.75 square feet in area and extends above the first floor.
3. Table IX-3 of the Zoning Ordinance requires that a projecting sign in the B-3, General Business zoning district not extend above the first story and be no more than 32 square feet in area.
4. The petitioner is requesting major variances from Table IX-3 to allow a projecting sign to extend above the first story and be an area of 64.75 square feet.
5. The variances are necessary due to the building's scale, close proximity to the street, and need for proper identification along a high volume traffic corridor that is University Avenue.
6. Granting the requested variances would not have a negative impact on the character of the neighborhood as it would be similar in scale to the building and comparable to signage of other nearby businesses within the University Avenue corridor.
7. The requested variances would not cause a nuisance to adjacent properties. The proposed sign does not extend the shadow or footprint of the building.
8. The requested variances represent the minimum deviation from the Zoning Ordinance needed to accommodate this project. The proposed sign represents the best size for identification and is the building's only signage.

9. On April 16, 2015, the Zoning Board of Appeals voted 3 ayes to 1 nay to approve Case No. ZBA-2015-MAJ-02.

10. On April 16, 2015, the Zoning Board of Appeals voted 4 ayes to 0 nays to approve Case No. ZBA-2015-MAJ-03.

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

Section 1. In ZBA Case Nos. 2015-MAJ-02 and 2015-MAJ-03, the two major variances requested by Bainbridge CC Urbana Apartment REIT, Inc. to allow a two-sided projecting blade sign that extends above the first story and is 64.75 square feet in area are hereby approved in the manner proposed in the application.

The major variances described above shall only apply to the property located at 1010 West University Avenue, and 508 North Goodwin Avenue Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION:

THE EAST 135 FEET OF LOT 1, AND ALL OF LOTS 9, 11 AND 12, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 10 IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 1, EXCEPT THE EAST 135 FEET, AND ALSO EXCEPT THE SOUTH 48 FEET OF THE WEST 134.62 FEET THEREOF, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PIN Nos:

91-21-07-431-023, 91-21-07-431-019, 91-21-07-431-007, 91-21-07-431-021

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 _____, 2015

PASSED by the City Council on this ____ day of _____, 2015.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2015.

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 _____, 2015, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE APPROVING MAJOR VARIANCES (Increase in the area of a projecting sign up to 64.75 square feet in the B-3, General Business District at 1010 West University Avenue and 508 North Goodwin Avenue / Case No. ZBA-2015-MAJ-02)(Allow a projecting sign located above the first story in the City's B-3, General Business District at 1010 West University Ave and 508 North Goodwin Avenue / Case No. ZBA-MAJ-03)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 _____, 2015, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2015.

Exhibit A: Location and Existing Land Use Map



Case: 2015-MAJ-02
Subject: Major Variances to Allow a Larger Two-Side Projecting Blade Sign Above the First Floor
Location: 1010 West University Ave
Petitioner: Bainbridge CC Urbana Apartment REIT, Inc.



Exhibit B: Zoning Map



Case: 2015-MAJ-02
 Subject: Major Variances to Allow a Larger Two-Side
 Projecting Blade Sign Above the First Floor
 Location: 1010 West University Ave
 Petitioner: Bainbridge CC Urbana Apartment REIT, Inc.

 Subject Properties






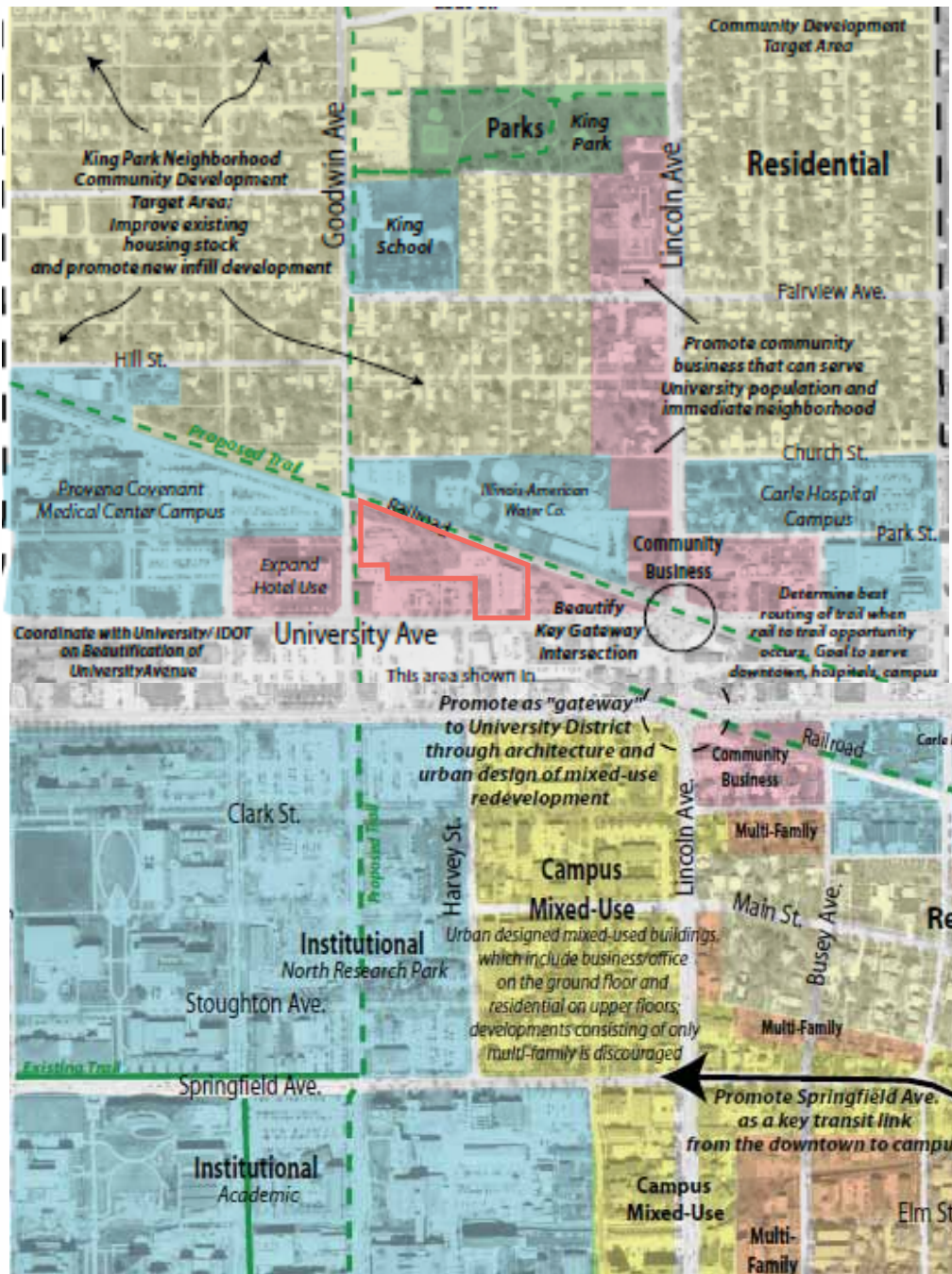
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-  B3U
-  IN-1
-  R2
-  R5

Exhibit C: Future Land Use Map



Source: City of Urbana 2005 Comprehensive Plan, Future Land Use Map #3 and #8



Case: 2015-MAJ-02
 Subject: Major Variances to Allow a Larger Two-Side Projecting Blade Sign Above the First Floor
 Location: 1010 West University Ave
 Petitioner: Bainbridge CC Urbana Apartment REIT, Inc.
 Prepared 4/10/2015 by Community Development - cdm

 Subject Property



CAMPUS CIRCLE UIUC
Conceptual Elevation

April 17, 2014

BAINBRIDGE
CAMPUS COMMUNITIES

charlan brock & associates
ARCHITECTS



CAMPUS CIRCLE UIUC
Conceptual Elevation

April 17, 2014

DAINBRIDGE
CAMPUS COMMUNITIES

c b a
charles bruce & associates
ARCHITECTS



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.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY *ZBA-2015-MAJ-02*

Date Request Filed 03-23-2015 ZBA Case No. ZBA-2015-MAJ-03*
Fee Paid - Check No. 1786 Amount \$175.00 Date 03-25-2015

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)* a 64.75 sq. ft. projecting sign, located above the first story of the building on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Bainbridge CC Urbana Apartment REIT, Inc. Phone: (919) 462-1275
Address (street/city/state/zip code): 1616 Evans Rd, Suite 104, Cary, NC 27513
Email Address: epersons@bainbridgere.com & rperera@bainbridgere.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): owner

2. OWNER INFORMATION

Name of Owner(s): Bainbridge CC Urbana Apartment REIT, Inc. Phone: (919) 462-1275
Address (street/city/state/zip code): 12765 West Forest Hill Blvd, Suite 58, Wellington, FL 33414
Email Address: rperera@bainbridgere.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: 1010 W University Ave & 508 N Goodwin St, Urbana, IL
PIN # of Location: 91-21-07-431-023 & 91-21-07-431-026
Lot Size: 2.83 acres

*ZBA-2015-MAJ-02 for increase in area of sign
ZBA-2015-MAJ-03 to allow sign to project above first story*

Current Zoning Designation: B-3, General Business Zoning District (Special Use Permit Signed May 21, 2014)

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

Proposed Land Use: Multifamily

Legal Description: See attached

4. CONSULTANT INFORMATION

Name of Architect(s): Charlan Brock and Associates

Phone: (407) 660-8900 x28

Address (*street/city/state/zip code*): Attn: Mary Molzan, 1770 Fennell St, Maitland, FL 32751

Email Address: Mary@CBAArchitects.com

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.

Underlying zoning does not allow for blade signs such as the one included in the renderings and plans that were approved in the SUP, and the proximity of the structure to University Ave does not allow space for ground mounted signage. Code compliant blade signage will not properly scale to the building's dimensions per the professional architects who designed the approved structure.

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 property sits close to the street in a commercial district on W. University Ave. Surrounding retail buildings are set back from the road and have large traditional signs adjacent to the road (i.e. Niro's Gyros, Taco Bell, etc.). The blade sign will allow the apartment community identify itself with a sign of a high standard of quality in substantial conformance to the approved illustrations which are consistent with the commercial nature of University Avenue.

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

It was unknown at the time of the SUP submittal that an additional variance would be required for the blade sign shown in the plans and illustrations, which were later approved. Had the requirement been known to the Petitioner, Bainbridge CC Urbana Apartment REIT, Inc. would have pursued a variance for the sign at the same time it applied for the SUP.

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

The neighborhood is comprised primarily of retail buildings and empty lots. The buildings each have large signs consistent with commercial buildings throughout the City. The proposed blade sign is consistent with the approved renderings and in keeping with the commercial nature of the street.

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

The proposed blade sign is in an elevated location and therefore does not impede visibility or traffic to the adjacent retail properties and vacant lots.

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

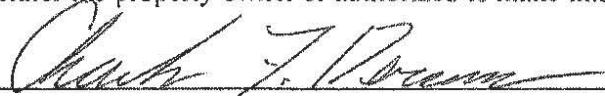
The variance is necessary to accommodate a sign architecturally scaled to the proportions of the building. The scale will be in substantial conformance to the approved illustrations and architectural plans (see attachments).

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

3/23/2015
Date

LEGAL DESCRIPTION:

THE EAST 135 FEET OF LOT 1, AND ALL OF LOTS 9, 11 AND 12, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PARGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 10 IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 1, EXCEPT THE EAST 135 FEET, AND ALSO EXCEPT THE SOUTH 48 FEET OF THE WEST 134.62 FEET THEREOF, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

ORDINANCE NO. 2014-05-050

COPY

AN ORDINANCE RE-APPROVING A SPECIAL USE PERMIT

(To Allow Construction of Multi-Family Residential Dwellings in the B-3, General Business Zoning District - Plan Case No. 2232-SU-14 / 1008, 1010 and 1012 West University Avenue and 508 North Goodwin Avenue - Campus Circle Apartments)

WHEREAS, Bainbridge Communities Acquisition II, LLC has petitioned the City for re-approval of a Special Use Permit to allow multi-family residential dwellings in the B-3, General Business Zoning District; and

WHEREAS, the proposed development has previously received City Council approval for a Special Use Permit in Ordinance No. 2012-10-097 and for Major Variances in Ordinance No. 2012-10-098; and

WHEREAS, the Urbana Zoning Ordinance identifies *multi-family residential dwellings* within the B-3 Zoning District as being permitted with the granting of a Special Use Permit; and

WHEREAS, the proposed use is conducive to the public convenience at this location as the property is within commuting distance of the University of Illinois for pedestrians and bicyclists, and its mixed use aspect lends itself to shorter trips and less reliance on automotive transportation, and is otherwise convenient for residents; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare because it would introduce a less intensive use in a more intensive zoning district and is separated from low density residential uses; and

WHEREAS, the proposed development is consistent with the development regulations for non-residential properties in the B-3 Zoning District and

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therefore preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development has been designed so that it is consistent with the commercial nature of University Avenue and to minimize impacts on surrounding properties, with parking situated behind the building and along the secondary frontage on Goodwin Avenue; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "Community Business"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 8, 2014 concerning the petition filed by the petitioner in Plan Case No. 2232-SU-14; and

WHEREAS, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to re-approve the request for a Special Use Permit, subject to the conditions specified in Section 1 herein; and

WHEREAS, approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the Special Use Permit would promote the general health, safety, morals, and general welfare of the public.

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

Section 1. A Special Use Permit is hereby approved to allow construction of multi-family residential dwellings in the B-3, General Business Zoning District with the following conditions:

COPY

1. The development shall be constructed in general conformance with the revised site plan submitted on April 7, 2014 and attached as Attachment A. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. The design and appearance of the development shall be of a high standard of quality in substantial conformance to the attached illustrations as Attachment A.

LEGAL DESCRIPTION:

THE EAST 135 FEET OF LOT 1, AND ALL OF LOTS 9, 11 AND 12, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 10 IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 1, EXCEPT THE EAST 135 FEET, AND ALSO EXCEPT THE SOUTH 48 FEET OF THE WEST 134.62 FEET THEREOF, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PIN No:

91-21-07-431-023, 91-21-07-431-019, 91-21-07-431-007, 91-21-07-431-021

LOCATED AT: 1008, 1010 and 1012 West University Avenue and 508 North Goodwin Avenue, Urbana, Illinois.

COPY

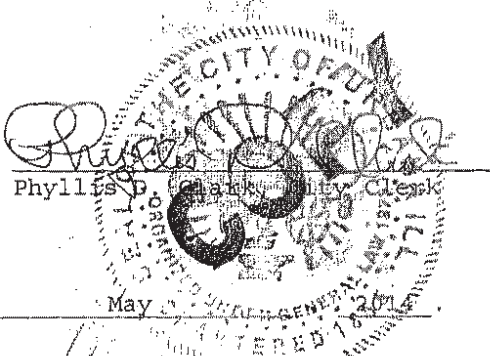
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the City Council. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 19th day of May, 2014.

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

NAYS:

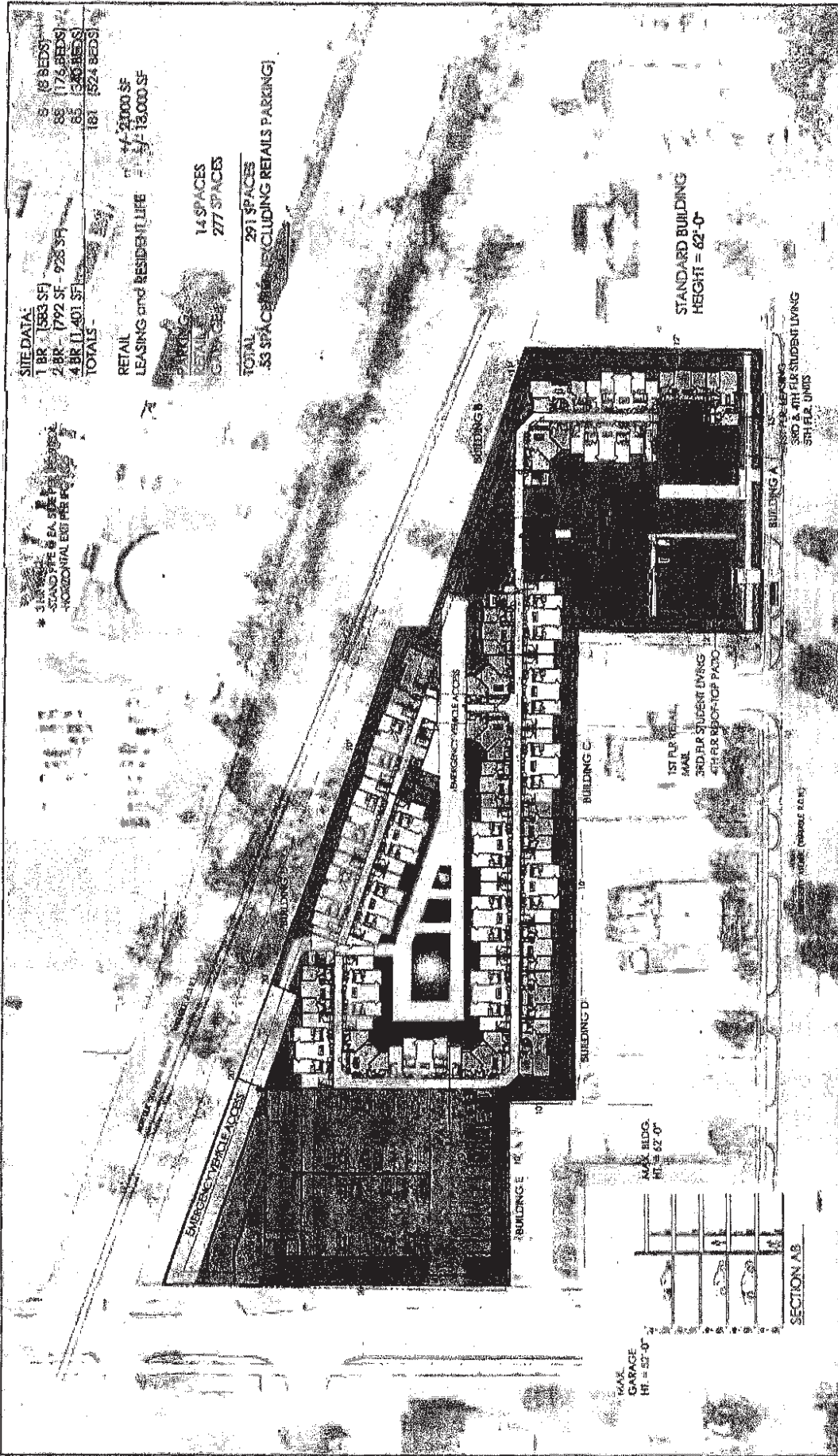
ABSTAINS:



APPROVED by the Mayor this 21st day of May, 2014.

Laurel Hunt Prussing
Laurel Hunt Prussing, Mayor

ATTACHMENT A: SITE PLAN AND RENDERINGS



SITE DATA:
 1 BR (1863 SF)
 2 BR (7992 SF - 928 SF)
 4 BR (1,401 SF)
TOTALS -
 181 (524 BEDS)

RETAIL LEASING and RESIDENT LIFE
 17,2000 SF
 13,000 SF

PARKING
 14 SPACES
 277 SPACES

TOTAL
 291 SPACES
 .53 SPACES INCLUDING RETAIL PARKING

STANDARD BUILDING
 HEIGHT = 62'-0"

1ST FLOOR
 3RD & 4TH FLOOR STUDENT LIVING
 5TH FLOOR UNITS

CAMPUS CIRCLE | UIUC

SITE PLAN

APRIL 16, 2014

BAINBRIDGE
 CAMPUS COMMUNITIES

cbca
 charlton brock & associates

ATTACHMENT A: SITE PLAN AND RENDERINGS

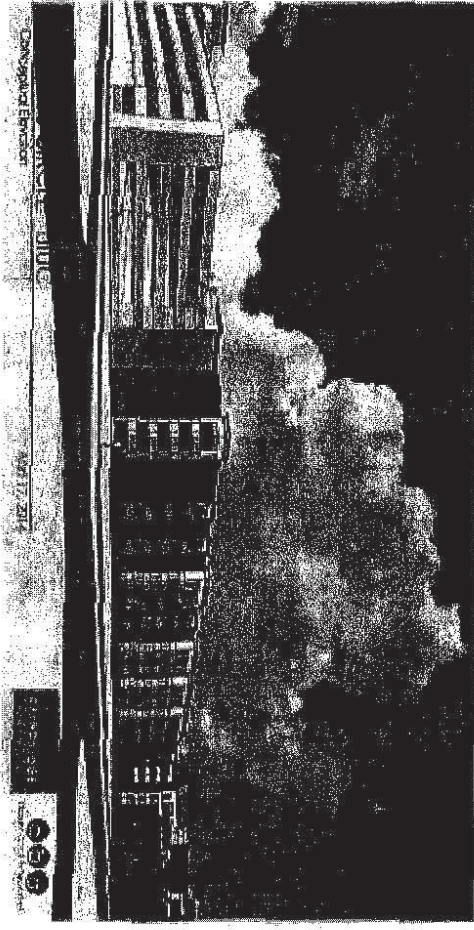
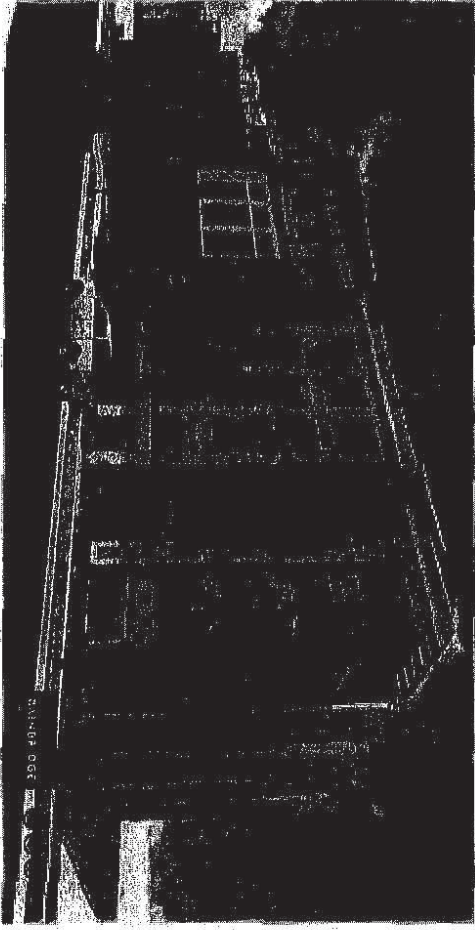


Exhibit G: Other Examples Around Urbana – Champaign

