



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Bruce Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director/City Planner

**DATE:** February 16, 2006

**SUBJECT:** Case No. 1978-SU-06, A request to allow an increase in the size of two freestanding signs for a shopping center at Five Points Plaza from 75 to 150 square feet each.

---

### **Introduction**

James Burch is requesting on behalf of Tatman Burch LLC a Special Use Permit to allow an increase in the size of two freestanding shopping center signs from 75 to 150 square feet each. The location is the Five Points Plaza shopping center located on the northeast corner of University and Cunningham Avenues and behind Walgreens store. The property is zoned B-3, General Business District and is being developed under the terms of a Development Agreement with the City. Table IX-9 of the Zoning Ordinance normally limits shopping center signs for this type of shopping center to no more than 75 square feet in area, but does allow an increase of up to 150 square feet in area under Special Use procedures.

The applicants twice revised their plans with the second version (Exhibits G & H) presented at the February 9, 2006 Plan Commission meeting. Following consideration, the Commission recommended (7-0) that the City Council approve a Special Use Permit with conditions. Additional background information on this case is provided in the Plan Commission Memorandum, dated February 3, 2006.

### **Background**

#### **Description of the Site and Surrounding Properties**

Five Points Plaza is a commercial site under development at the northeast corner of University and Cunningham Avenues and behind a new Walgreens store. The Five Points Plaza property is approximately two acres in area.

Concerning existing land uses, to the south is a carwash along University Ave., to the southwest is a Walgreens store, to the west is an undeveloped area of the property fronting on Cunningham Avenue, to the north and beyond Park Street is an undeveloped lot, and to the east beyond Maple Street is the Urbana Armory. A residential mobile home park with eight units is located approximately 300 feet northeast of Five Point Plaza and at the southwest corner of Maple Street and Crystal Lake Drive. The new Five Points Plaza strip commercial building actually backs up to Park and Maple Streets, along which a row of parking is provided behind the building.

## **The Proposal**

James Burch, on behalf of Tatman Burch LLC, is applying for a Special Use Permit to allow an increase in signage for Five Points Plaza shopping center. The Zoning Ordinance allows freestanding signs for convenience shopping centers to be increased from 75 to 100 square feet in area through a Special Use Permit. Two such signs are currently allowed by right with a height limit of 30 feet at the minimum setback line plus one additional foot in height per two feet additional setback, up to 40 feet tall maximum. In this application, two signs of 150 square feet in area are requested and would be approximately 19 feet in height. (See Exhibits G & H) Essentially, the applicant is requesting signs which are larger than allowed without a Special Use Permit but also much shorter than allowed by right.

## **Development Policies**

Five Points Plaza shopping center is a redevelopment of a previously blighted property. The City of Urbana has participated in redevelopment of the site by paying for demolition and clean up of the property. A Development Agreement was entered into with the applicants for this Special Use Permit. The 2005 Comprehensive Plan, Downtown Strategic Plan, and TIF District No. 2 Redevelopment Plan support the redevelopment of this site.

## **Discussion**

The applicant believes larger signage is necessary at this location for reasons specific to this site. The property does not have visibility from adjoining major trafficways equal to the visibility of adjacent properties. This is due to the fact that the lot is "L" shaped and wraps around the new Walgreens store property located at the intersection of University and Lincoln Avenues. The applicant states that in order to equalize site visibility, each tenant needs to be identified on the shopping center signs. Three-inch lettering can only be seen from a distance of approximately thirty feet. Thus, given the speed of cars and adequate sight distances to read tenant signs, this leads to the need for signage larger than 75 square feet in area. For example, the developer's first tenant is moving from another location with better visibility, and this is an issue of concern.

The applicant is currently discussing with the owner of the car wash property to the south his proposal to locate one of the Five Points Plaza signs on that property along University Avenue. Five Point Plaza's frontage along University Avenue is so narrow at that point that the sign would be located too close to the entry drive. Both shopping center signs need to be visible to be successful. To locate the Five Points sign a few feet eastward on the car wash property would require a permanent sign easement.

The applicants have also indicated they will have an overall sign program for Five Points Plaza which their individual tenants will be required to follow. City staff will work with the applicant to insure that individual tenant and other signage contribute to the quality of this development.

This property is located within the City's Downtown Tax Increment Financing (TIF) District No. 2 and within the Downtown Strategic Plan Area. The property is also subject to a Redevelopment Agreement in which the City carried out site demolition. The City's is committed to seeing this property successfully redeveloped. In order to be successful, this retail project and must have good visibility for all of its tenants.

## Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

1) *That the proposed use is conducive to the public convenience at that location.*

Because this site is located behind an existing store and does not have the same visibility as other properties along Cunningham and University Avenues, allowing a signage increase from 75 to 150 square feet in area would offer a more equal footing for Five Points Plaza with respect to other convenience shopping centers. Increasing the sign area will also allow all fourteen tenants to be listed, an aspect the applicant believes is crucial for success of this shopping center.

2) *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed signs have been redesigned such that they will not be unreasonably injurious or detrimental to the district or to the public welfare. The applicants have redesigned their sign design so that they will be approximately 19 in height rather than up to 40 feet tall as now allowed by right. The proposal would conform to the Downtown Strategic Plan and Downtown TIF Plan for this area.

3) *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The proposed signs would be no greater in area than allowed under Special Use Permit allowances for freestanding shopping center signs. Although they would be larger than allowed without a Special Use Permit for convenience shopping centers, they will be monument type signs which are considerably shorter than freestanding signs now allowed in B-3 zoning districts. These signs will fit into the character of the neighborhood.

## Summary of Findings

At the public hearing on February 9, 2006, the Plan Commission adopted the following findings:

1. The proposed signage increase is conducive to the public convenience because it would offer visibility to a retail center which does not have adequate street visibility.
2. The proposed special use should not pose a detriment to the district in which it is proposed to be located.
3. The proposed special use is consistent with the zoning designations of the subject site and the surrounding area.
4. The proposed special use is compatible with the existing land use pattern of the general area.
5. The proposed special use permit would insure success of the retail uses at this location.

5. The proposed special use complies with the City's 2005 Comprehensive Plan, Downtown Strategic Plan, Downtown TIF Plan, and Development Agreement for this property.

## Options

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

1. Approve the Special Use Permit request;
2. Approve of the Special Use Permit request with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance;
3. Deny the request for a Special Use Permit.

## Recommendation

Based on the evidence presented in the discussion above, and at the public hearing conducted on February 9, 2006 hearing, the Urbana Plan Commission voted 7-0 to recommend that the City Council **APPROVE** the proposed special use permit in Plan Case No. 1978-SU-06 with the following conditions, and as illustrated in Exhibit G. Staff concurs with the recommendation.

- 1. Written approval by the owner of the carwash shall be submitted to the City to locate any Five Points Plaza sign on the carwash property. Additionally, any Five Points Plaza sign on the carwash property shall only be permitted following recordation of a permanent and binding sign easement between the owners of the two properties.**
- 2. The applicants shall submit a copy of their overall signage plan to the City for the entire Five Points Plaza property showing that tenants must conform to their coordinated sign standards.**
- 3. The Director of Community Development shall be authorized to allow minor modifications to sign locations and design as shown in Exhibits A and G. Major changes shall be resubmitted for review and approval by the Plan Commission and City Council.**

Prepared by:

---

Robert Myers, Planning Manager

Attachments:

- Draft Ordinance Approving a Special Use Permit
- Draft Minutes of February 9, 2006 Plan Commission Hearing
- Exhibit A: Proposed Sign Locations
- Exhibit B: Zoning Map
- Exhibit C: Existing Land Use and Aerial Photo Map
- Exhibit D: Future Land Use Map
- Exhibit E: SUP Application
- Exhibit F: Minor Plat of Five Points Northeast Subdivision
- Exhibit G: Proposed Sign Design
- Exhibit H: Prospective sign location on N Cunningham Ave.

H:\Planning Division\001-ALL CASES(and archive in progress)\02-PLAN  
Cases\2006\1978-SU-06, Five Points East Signs\1978-SU-06 Five Point East signs SUP  
CC memo v1.doc

Cc: Paul Tatman  
James Burch

**ORDINANCE NO. 2006-02-021**

**An Ordinance Approving A Special Use Permit**

(To increase the size of two freestanding shopping center signs from 75 to 150 square feet in the B-3 General Business Zoning District and located at 520 North Cunningham Ave. and 306 East University Ave. (Five Points Plaza) - Plan Case No. 1978-SU-06)

WHEREAS, James Burch has petitioned the Urbana Plan Commission in Case No. 1978-SU-06 for a Special Use Permit to construct two freestanding shopping center signs of 150 square feet each at 520 N Cunningham Ave. and 306 E University Ave.; and

WHEREAS, subject property is located in Urbana's B-3, General Business Zoning District; and

WHEREAS, Table IX-9. of the Zoning Ordinance of the City of Urbana, Illinois states that convenience shopping center signs may be increased from 75 to 150 square feet in area in B-3, General Business zoning districts under Special Use Permit review; and

WHEREAS, the conditions placed on the approval in Section 1 herein will insure that the proposed use will not be unreasonably injurious or detrimental to the district or to the public welfare, and that it will preserve the essential character of the district in which it is located; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 9, 2006 concerning the petition filed by the petitioner in Plan Case No. 1978-SU-06; and

WHEREAS, on February 9, 2006, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the 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 the installation of two freestanding shopping center signs of up to 150 square feet in area, as illustrated in Exhibit G (attached), in the B-3, General Business Zoning District with the following conditions upon approval:

1. Written approval by the owner of the carwash shall be submitted to the City to locate any Five Points Plaza sign on the carwash property. Additionally, any Five Points Plaza sign on the carwash property shall only be permitted following recordation of a permanent and binding sign easement between the owners of the two properties.
2. The applicants shall submit a copy of their overall signage plan to the City for the entire Five Points Plaza property showing that tenants must conform to their coordinated sign standards.
3. The Director of Community Development shall be authorized to allow minor modifications to sign locations and design as shown in Exhibits A and G. Major changes shall be resubmitted for review and approval by the Plan Commission and City Council.

LEGAL DESCRIPTION:

Lots 102 and 103 of the Replat of Five Points Northeast Subdivision, a part of the Southeast Quarter of Section 8, Township 19 North, Range 9 East, 3<sup>rd</sup> P.M., Champaign County, Illinois; and

A property known and numbered as 306 E. University Ave. (Permanent Parcel No. 91-21-08-427-005), beginning at the northeast corner of Lot

35 of Hiram Shephard's Addition to the City of Urbana, Illinois, as per plat recorded in Deed Record 32 at page 240 in Champaign County, Illinois; thence South 00 degrees 05 minutes 57 seconds East a distance of 29 feet, more or less, to a point on the north right-of-way line of SBI Route 10 (University Ave.); thence running southeasterly along the said north right-of-way line a distance of 263.96 feet, more or less, to a point; thence North 00 degrees 00 minutes 30 seconds East a distance of 142.20 feet, more or less, to the South property line of Lot 103 of the Replat of Five Points Northeast Subdivision; thence running South 89 degrees 47 minutes 37 seconds West a distance of 272.00 feet, more or less, to a point at the southwest corner of said Lot 103; thence running South 00 degrees 05 minutes 57 seconds East a distance of 78.56 feet, more of less, along the east boundary of Lot 34 of Hiram Shephard's Addition to the point of beginning; all a part of the Southeast Quarter of Section 8, Township 19 North, Range 9 East, 3<sup>rd</sup> P.M., Champaign County, Illinois.

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).

PASSED by the City Council 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 \_\_\_\_\_, 2006, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled

**"An Ordinance Approving A Special Use Permit**

(To increase the size of two freestanding shopping center signs from 75 to 150 square feet in the B-3 General Business Zoning District and located at 520 North Cunningham Ave. and 306 East University Ave. (Five Points Plaza) - Plan Case No. 1978-SU-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 \_\_\_\_\_, 2006, 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 \_\_\_\_\_, 2006.



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Robert Myers, Planning Manager

**DATE:** January 3, 2006

**SUBJECT:** Case No. 1978-SU-06, A request to allow an increase in the size of two freestanding signs for a shopping center at Five Points Plaza from 75 to 150 square feet each.

---

### **Introduction**

James Burch is requesting on behalf of Tatman Burch LLC a Special Use Permit to allow an increase in the size of two freestanding signs for a shopping center from 75 to 150 square feet each. The location is the Five Points Plaza shopping center which is now under development and is generally located on the northeast corner of University and Cunningham Avenues and behind Walgreens. The property is zoned B-3, General Business District and is being developed under the terms of a Developers Agreement with the City. Table IX-9 of the Zoning Ordinance normally limits shopping center signs for this type of shopping center to no more than 75 square feet in area but does allow an increase of up to 150 square feet in area under Special Use procedures. Pursuant to the Zoning Ordinance, the Plan Commission must recommend approval or denial of increased signage and forward the application to the City Council for final action.

### **Background**

#### **Description of the Site and Surrounding Properties**

Five Points Plaza is a commercial site under development at the northeast corner of University and Cunningham Avenues and behind a new Walgreens store. The Five Points Plaza property is approximately two acres in area.

Concerning existing land uses, to the south is a carwash along University Ave., to the southwest is a Walgreens store, to the west is an undeveloped area of the property fronting on Cunningham Avenue, to the north and beyond Park Street is an undeveloped lot, and to the east beyond Maple Street is the Urbana Armory. A residential mobile home park with eight units is located approximately 300 feet northeast of Five Point Plaza and at the southwest corner of Maple Street and Crystal Lake Drive. The new Five Points Plaza strip commercial building actually backs up to Park and Maple Streets, along which a row of parking is provided behind the building.

## **The Proposal**

James Burch, on behalf of Tatman Burch LLC, is applying for a Special Use Permit to allow an increase in signage for Five Points Plaza shopping center. The Zoning Ordinance allows freestanding signs for convenience shopping centers to be increased from 75 to 100 square feet in area through a Special Use Permit. Two such signs are currently allowed by right with a height limit of 30 feet at the minimum setback line plus one additional foot in height per two feet additional setback, up to 40 feet tall maximum. In this application, two signs of 150 square feet in area are requested and would be 16 feet 7 inches in height.

## **Discussion**

The applicant believes larger signage is needed at this location for reasons specific to this site. The property does not have visibility from adjoining major trafficways equal to the visibility of adjacent properties. This is due to the fact that the lot is "L" shaped and wraps around the new Walgreens store property located at the intersection of University and Lincoln Avenues. The applicant states that in order to equalize site visibility, each of the tenants needs to be identified on the shopping center signs. Three-inch lettering can only be seen from a distance of approximately thirty feet. Thus, given the speed of cars and adequate sight distances to read tenant signs, this leads to the need for signage larger than 75 square feet in area. His first tenant is moving from another location with better visibility, and this is an issue of concern.

The applicant is currently discussing with the owner of the car wash property to the south his proposal to locate one of the Five Points Plaza signs on that property along University Avenue. Five Point Plaza's frontage along University Avenue is so narrow at that point that the sign would be located too close to the entry drive. Both shopping center signs need to be visible to be successful. To locate the Five Points sign a few feet eastward on the car wash property would require a permanent sign easement.

The applicants have also indicated they will have an overall sign program for Five Points Plaza which their individual tenants will be required to follow. The City would like to cooperate with the applicant to insure that individual tenant and other signage contributes to the quality of this development.

This property is located within the City's Downtown Tax Increment Financing (TIF) District No. 2 and within the Downtown Strategic Plan Area. The property is also subject to a Redevelopment Agreement in which the City carried out site demolition. The City's is committed to seeing this property successfully redeveloped. In order to be successful, this retail project must have good visibility.

## **Requirements for a Special Use Permit**

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

- 1) *That the proposed use is conducive to the public convenience at that location.*

Because this site is located behind an existing store and does not have the same visibility as other properties along Cunningham and University Avenues, allowing a signage increase from 75 to 150 square feet in area would offer a more equal footing for Five Points Plaza with respect to other convenience shopping centers. Increasing the sign area will also allow all fourteen tenants to be listed, an aspect the applicant believes is crucial for success of this shopping center.

- 2) *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed signs have been redesigned such that they will not be unreasonably injurious or detrimental to the district or to the public welfare. The applicants have redesigned their sign design so that they will be approximately 16 feet 7 inches in height rather than up to 40 feet tall as now allowed by right. The proposal would conform to the Downtown Strategic Plan and Downtown TIF Plan for this area.

- 3) *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The proposed signs would be no greater in area than allowed under Special Use Permit allowances for freestanding shopping center signs. Although they would be larger than typically allowed for convenience shopping centers, they will be monument type signs which are considerably shorter than freestanding signs now allowed in B-3 zoning districts. These signs will fit into the character of the neighborhood.

### **Consideration**

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of this Zoning Ordinance.

### **Summary of Findings**

1. The proposed signage increase is conducive to the public convenience because it would offer visibility to a retail center which does not have adequate street visibility.

2. The proposed special use should not pose a detriment to the district in which it is proposed to be located.
3. The proposed special use is consistent with the zoning designations of the subject site and the surrounding area.
4. The proposed special use is compatible with the existing land use pattern of the general area.
5. The proposed special use permit would insure success of the retail uses at this location.
5. The proposed special use complies with the City's 2005 Comprehensive Plan, Downtown Strategic Plan, Downtown TIF Plan, and Developer's Agreement for this property.

## Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 1978-SU-06:

1. Recommend approval of the Special Use Permit request, without any additional conditions.
2. Recommend approval of the Special Use Permit request, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
3. Recommend denial of the request for a Special Use Permit.

## Staff Recommendation

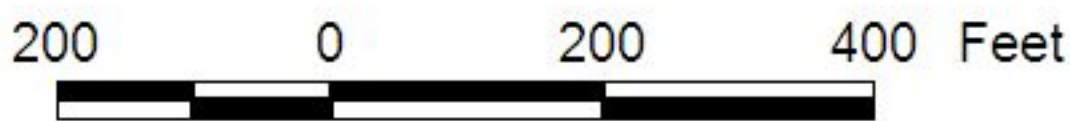
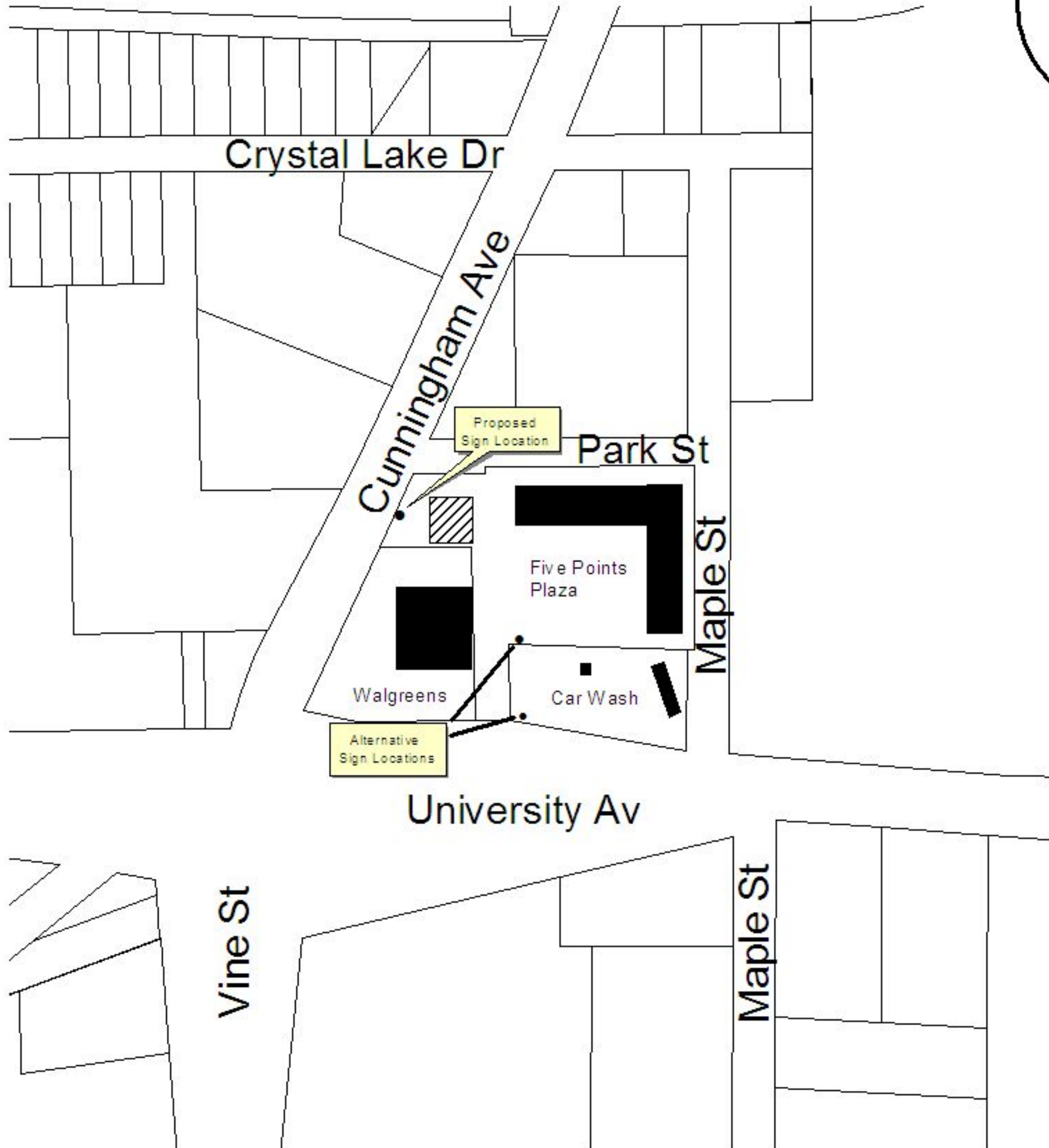
Based on the evidence presented with this report, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Plan Commission recommend **approval** of the proposed special use permit in Plan Case No. 1978-SU-06 to the City Council as presented for the reasons articulated above, and with the **following conditions**:

1. **Written approval by the owner of the carwash shall be submitted to the City to locate any Five Points Plaza sign on the carwash property. Additionally, any Five Points Plaza sign on the carwash property shall only be permitted following recordation of a permanent and binding sign easement between the owners of the two properties.**
2. **The applicants shall submit a copy of their overall signage plan to the City for the entire Five Points Plaza property showing that tenants must conform to their coordinated sign standards.**
3. **The Director of Community Development shall be authorized to allow minor modifications to sign locations and design as shown in Exhibits A and G. Major changes shall be resubmitted for review and approval by the Plan Commission and City Council.**

Attachments:    A:    Location Map  
                  B:    Zoning Map  
                  C:    Existing Land Use and Aerial Photo Map  
                  D:    Future Land Use Map  
                  E:    Special Use Application  
                  F:    Minor Plat of Five Points Northeast Subdivision  
                  G:    Proposed Sign Design

H:\Planning Division\001-ALL CASES(and archive in progress)\02 - PLAN  
Cases\2006\1978-SU-06, 520 N Cunningham Ave, Five Points East signs SUP memo.doc

Cc:    Paul Tatman  
       James Burch



Plan Case: 1978-SU-06  
Petitioner: James Burch  
Location: 510 N. Cunningham Av,  
Zoning: B-3 - General Business  
Description: Special Use Permit to increase the size of two  
freestanding signs for a Convenience Shopping Center from  
75 to 150 square feet

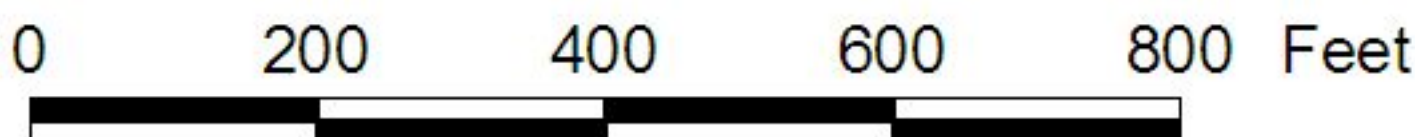
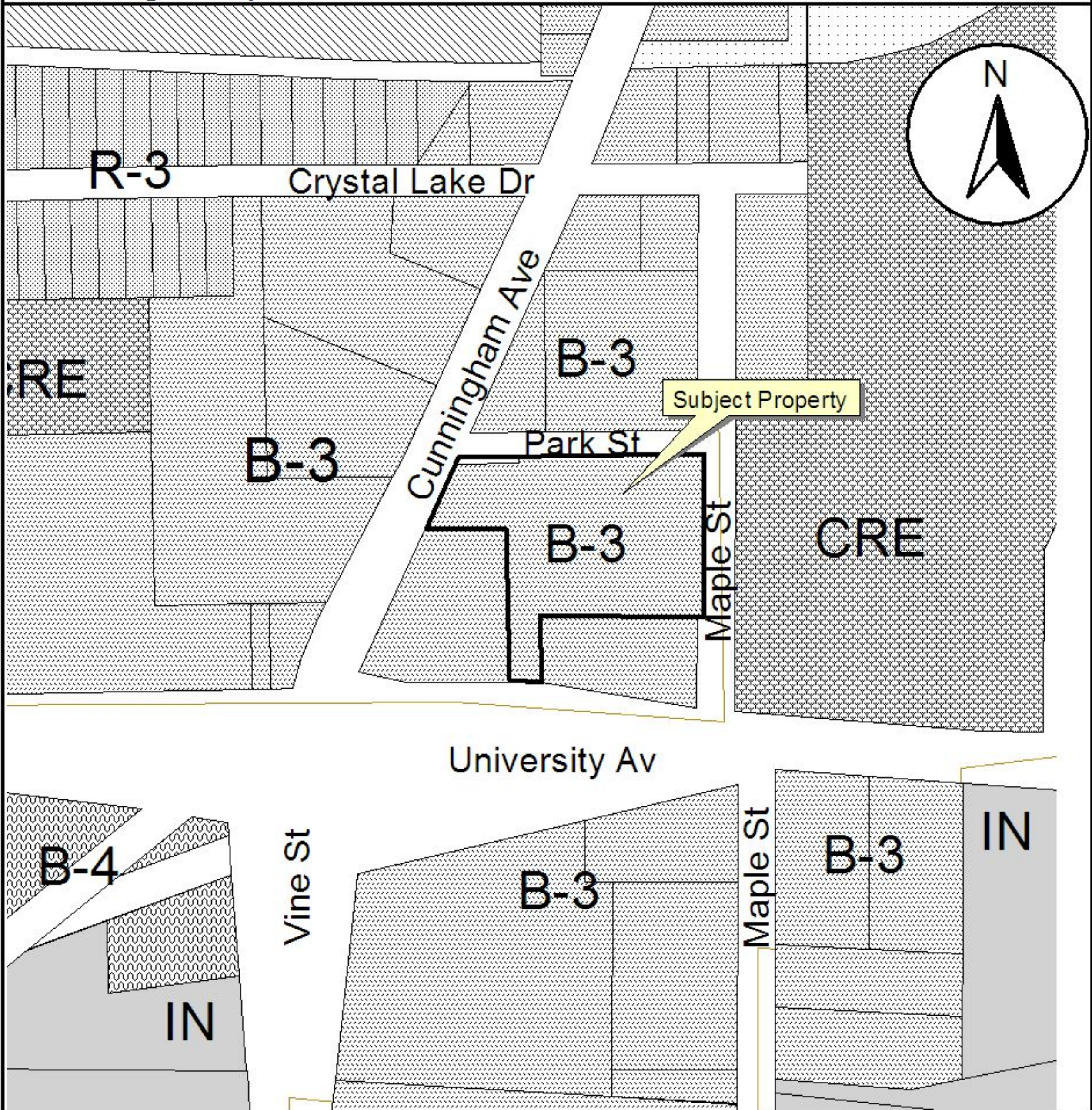
Prepared 1/25/06 by Community Development Services - pal

Structures not exactly to scale



# Zoning Map

# Exhibit "B"



Plan Case: 1978-SU-06  
 Petitioner: James Burch  
 Location: 510 N. Cunningham Av,  
 Zoning: B-3 - General Business  
 Description: Special Use Permit to increase the size of two  
 freestanding signs for a Convenience Shopping Center from  
 75 to 150 square feet

Prepared 1/25/06 by Community Development Services - pal

- B3 - General Business
- B1 - Neighborhood Business
- R1 - Single Family
- R2 - Single Family
- R4 - Medium Density Multiple-Family
- R5 - Medium High Density Multiple-Family





Plan Case: 1978-SU-06  
Petitioner: James Burch  
Location: 510 N. Cunningham Av,  
Zoning: B-3 - General Business  
Description: Special Use Permit to increase the size of two freestanding signs for a Convenience Shopping Center from 75 to 150 square feet

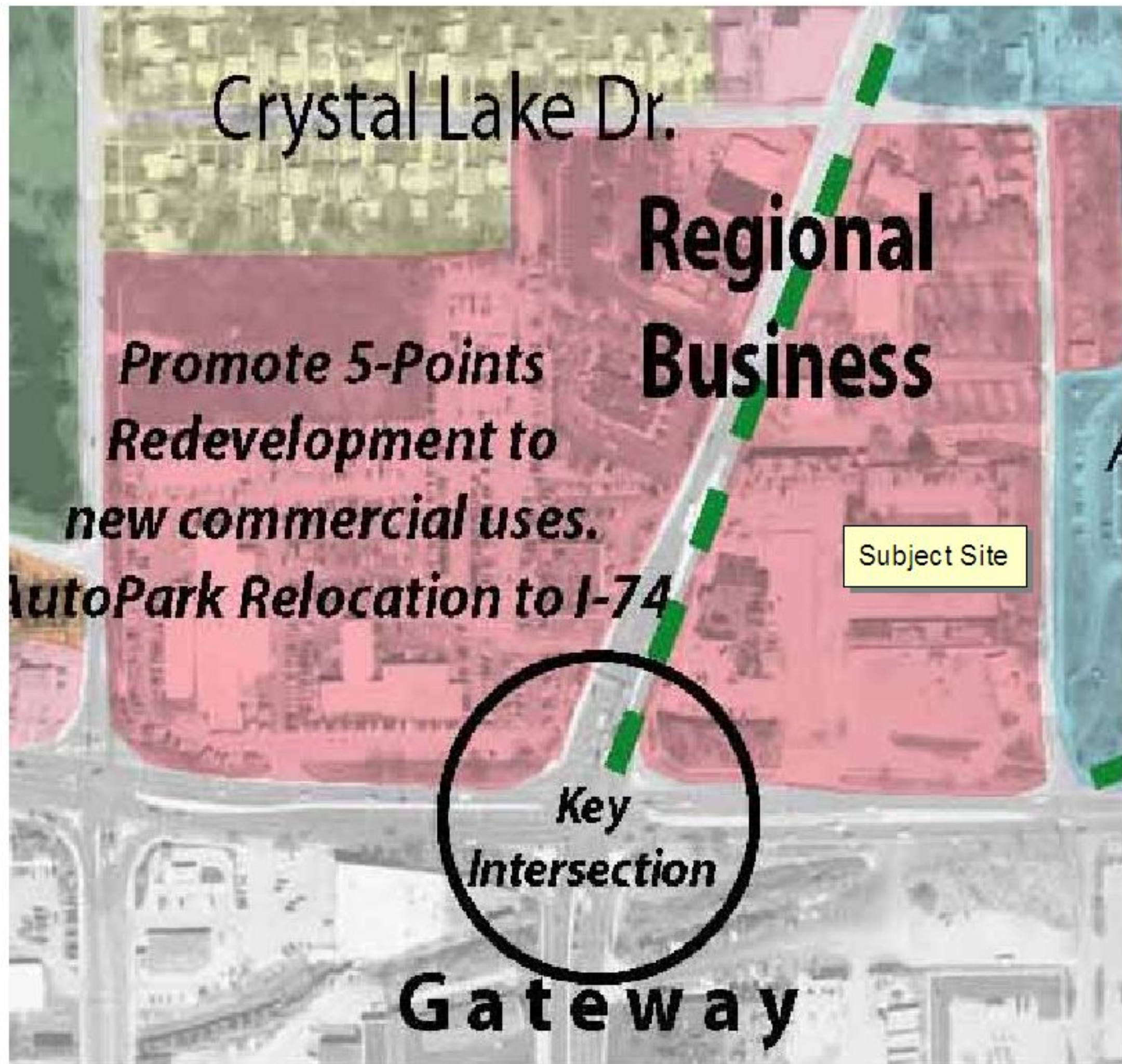
Prepared 1/25/06 by Community Development Services - pal



# Future Land Use Map

Exhibit "D"

Source: Comprehensive Plan Future Land Use Map # 4, p.75



Plan Case: 1978-SU-06  
Petitioner: James Burch  
Location: 510 N. Cunningham Av,  
Zoning: B-3 - General Business  
Description: Special Use Permit to increase the size of two  
freestanding signs for a Convenience Shopping Center from  
75 to 150 square feet

Prepared 1/25/06 by Community Development Services - pal



Location: Five Points Commerce Centre  
Corner University Ave. and  
Cunningham Ave Urbana, IL



**MONITOR**  
**SIGN SERVICE**  
DESIGNERS AND MANUFACTURERS

Scale: 1/2" = 1'

Design: B

*ed gillespie* Designer, Sign and Sales Consultant

*specifications:* Double faced illuminated multi business free standing sign. Tenant directory system capacity for 14 tenants. Tenant panels divided by metal divider bars. Height to top of sign 20' Total square foot of sign 150 square foot. All face material flat lexan. Decoration material translucent 1st surface applied vinyl.

5  
POINTS  
Commerce Centre


Leasing information: 217.365.9198



© 2000 Sign Service, Inc. All Rights Reserved.

Sign Service

Exhibit H

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** February 9, 2006  
**TIME:** 7:30 P.M.  
**PLACE:** Urbana City Building  
400 South Vine Street  
Urbana, IL 61801

---

**MEMBERS PRESENT:** Jane Burris, Laurie Goscha, Lew Hopkins, Michael Pollock, Bernadine Stake, James Ward, Don White

**MEMBERS EXCUSED:** Ben Grosser, Marilyn Upah-Bant

**STAFF PRESENT:** Robert Myers, Planning Manager; Gale Jamison, Assistant City Engineer; Paul Lindahl, Planner I; Matt Wempe, Planner I; Teri Andel, Recording Secretary

**OTHERS PRESENT:** David & Julie Ehler, Don Flessner, Troy Flessner, Mike & Stephanie Martin, Bill Sheridan, Jeff Stallard, Paul Tatman

---

**NEW BUSINESS**

**Plan Case No. 1977-S-06 -- Preliminary Plat for Cobble Creek Subdivision located south of Amber Lane and southwest of St. Andrews Road in the Stone Creek Subdivision.**

Mr. Lindahl presented the staff report for this case to the Plan Commission. He gave a brief background for the proposed site. He discussed the land use and zoning of the proposed site, access to the site, drainage, utilities and the proposed subdivision waivers. He reviewed the criteria that subdivision waivers must meet in order to be granted. He summarized staff findings and read the options of the Plan Commission. Staff recommendation was as follows:

*Staff recommended approval of the Preliminary Plat of Cobble Creek Subdivision with waivers as requested.*

Mr. Ward pointed out that the numbers do not add up regarding the number of buildings mentioned in paragraph 1 of the staff report in comparison to the Preliminary Plat. Mr. Pollock asked if the Preliminary Plat was correct and should be what the Plan Commission goes by. Mr. Lindahl replied that was correct. He apologized for the miscalculation in the staff report.

Ms. Stake inquired as to why access points for connection of the street to Windsor Road would be determined at a later date by the City Engineer rather than now by the Plan Commission. Mr. Lindahl responded by saying that there had been no proposed connection for that development. The vacant lot to the south, which is zoned B-3, was for sale. The current owner did not yet have a buyer for the property and was unsure of how the layout of this tract would be. So, there was no need to extend the road at this time. The City Engineer has the final say as to where roads connect. Windsor Road will be a fairly high-speed road in the area.

He pointed out that there was a diagram in the packet of one potential location for the roads. One idea was for the petitioner to negotiate with the Calvary Baptist Church, so that the Church could have their access to their parking lot off Cobble Creek Drive and eliminate at least one of their access drives along Windsor Road. Mr. Myers clarified that the developers would extend the cul-de-sac at the southwest corner all the way to the property line for the purpose of being able to connect through.

Chair Pollock opened the public hearing up to hear testimony or public input. With no members of the audience wishing to speak, he closed the public testimony portion of the hearing.

Mr. White moved that the Plan Commission forward the case to the City Council with a recommendation of approval along with the waivers. Mr. Ward seconded the motion. Roll call on the motion was as follows:

Ms. Stake	-	Yes	Mr. Ward	-	Yes
Mr. White	-	Yes	Ms. Burris	-	Yes
Ms. Goscha	-	Yes	Mr. Hopkins	-	Yes
Mr. Pollock	-	Yes			

The motion was passed by unanimous vote. Chair Pollock noted that this case would be forwarded to the City Council on February 20, 2006.