



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members
FROM: John A. Schneider, MPA, Director, Community Development Services Department
DATE: January 3, 2019
SUBJECT: **An Ordinance Approving A Major Variance** (Cunningham Children's Home Sign/1301 North Cunningham Avenue / ZBA Case No. 2018-MAJ-11)

Introduction

Cunningham Children's Home has requested a variance for a larger freestanding sign than is allowed in a residential zoning district. The request was made out of a desire to mark the entrance as private and due to a significant dedication of a sanitary sewer easement and public right-of-way.

At its December 19, 2018, meeting, the Zoning Board of Appeals (ZBA) held a public hearing on this case. No members of the public spoke regarding the case. The ZBA voted five ayes and zero nays to recommend that City Council approve the variance request.

Background

Cunningham Children's Home has proposed a freestanding sign along Country Club Road that is 44 square feet in area and is set back approximately 20 feet from a newly-established property line and 46 feet from the street. The limestone sign would be mounted on a short brick wall to the west of a new entrance drive. The Zoning Ordinance allows institutional signs to be up to 25 square feet in area in residential zoning districts unless the sign is along an arterial street; Country Club Road is not an arterial street¹. Exhibits C and D show the proposed sign location and design.

At the request of the City, the owner has recently dedicated right-of-way and a 20-foot wide sanitary sewer easement along that new right-of-way line to accommodate both a newly-constructed eight-foot-wide multi-use path and the existing the sanitary sewer along Country Club Road. While the sign would be located 20 feet from that new property line, it would be as close to the sanitary sewer easement as practical.

Description of Site

The 11.85-acre site is located along Cunningham Avenue from Country Club Road to the north and Oakland Avenue to the south. The property has numerous buildings with a main entrance from Cunningham Avenue and a newly-installed entrance from Country Club Road, directly across from Golfview Drive, to serve the new Education and Recreation Center.

¹ Section IX-4. General Sign Allowances. B. Institutional Signs.

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

Location	Zoning	Existing Land Use	Future Land Use
Site	R-4, Medium Density Multiple Family Residential	Children's Home	Institutional
North	R-1, Single-Family Residential (Urbana) and R-1, Single Family Residence (Champaign County)	Single Family homes (Urbana) and Golf Course (Champaign County)	Parks and Residential
South	R-5, Medium High Density Multiple Family Residential	Children's Home	Institutional
East	B-3, General Business	Commercial	Community Business
West	Residential, Champaign County	Single-Family homes	Residential

Discussion

Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the ZBA to make findings based on variance criteria. The following is a review of the variance criteria as they pertain to this case. The Zoning Ordinance does not require that all of the criteria be met, only that they be considered to make findings.

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 regulates sign allowances with the intent to authorize signs that are compatible with their surroundings, appropriate to the activity that displays them, expressive of the identity of individual activities and the community as a whole, and legible in the circumstances in which they are seen. The proposed sign, as an institutional sign in a residential district, is limited to 25 square feet in area. The sign must be pushed back farther from the road due to the dedication of the right-of-way and sewer easement that has been dedicated, so that a larger sign is reasonable. In addition, the entrance to the new facility is located directly across from Golfview Drive to maximize traffic safety. However, the owner is concerned the new entrance may be confused with a public street unless well-marked, thereby requiring a larger sign.

2. The proposed variances 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.

An additional easement and right-of-way dedication were negotiated between the City and the property owner to provide additional area for an eight-foot-wide multi-use path and to protect an

existing sanitary sewer line. This special circumstance requires the sign to have a greater setback from the street and, therefore, from the intended audience. A larger sign would mitigate that increased setback. Also, the position of the access driveway relative to Golfview Drive was selected to maximize traffic safety. However, without highly visible signage, the juxtaposition of the private driveway with Golfview Drive may lead to confusion that the driveway is actually a public street.

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

The increase in the width of the public right-of-way and the requirement for a new easement were not deliberately or knowingly created by the owner; they were a situation imposed by the City.

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

If granted, the variance would not alter the essential character of the neighborhood. The sign is similar to a subdivision entrance sign which would fit the character of the neighborhood. The sign would also be set back farther than the Zoning Ordinance would require, mitigating the increase in size.

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

Due to the large setback, the proposed sign will not be a nuisance to the adjacent property. For comparison, the sign is set back farther than the Zoning Ordinance would require a building to be set back in the R-4 zoning district, yet the sign is much smaller than a building would be.

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

A larger-sized sign is appropriate to mitigate the effects of a larger-than-typical setback due to increased width of the public right-of-way and the new 20-foot wide sanitary sewer easement. The sign is of appropriate scale to the short brick wall to which it would be affixed, the size of the access drive, the larger setback, and the campus setting as a whole, therefore representing the minimum deviation necessary.

Zoning Board of Appeals

Discussion at the December 19, 2018, ZBA meeting included location of the sign and the sewer easement. Charles Warmbrunn asked to clarify the direction of the sign face and the sign's lighting specifications. Staff clarified that the sign was to face Country Club Road to the north and the sign specifications showed no internal lighting; rather two lights at the base of the sign will illuminate the sign at night. Marlin Livingston, the president of the Cunningham Children's Home and petitioner, spoke to the ZBA about his appreciation of the partnership with the City throughout the larger capital construction project. The sign is a part of a larger \$24 million construction project and Mr. Livingston felt the City has worked hard with Cunningham Children's Home for the betterment of the project and the surrounding neighborhood. Mr. Livingston appreciates the complementary work.

Matt Cho expressed concern about a portion of the wall on the sewer easement. Scott Watcher, architect for the project, explained a small part of the wall was in the easement. He explained that a structure can encroach in the easement, but Cunningham Children's Home takes the risk if the structure must be removed for any sewer improvement or repair. Minimizing the amount in the easement minimizes the risk. The board voted five ayes and zero nays to forward this case to the

Urbana City Council with a recommendation to **APPROVE** the request.

Summary of Findings

1. Cunningham Children's Home requests a Major Variance to allow an institutional sign along a non-arterial road and in a residential zoning district to be 44 square feet in area, 80% larger than the maximum 25 square feet in area allowed.
2. The property is zoned R-4, Medium Density Multiple Family Residential.
3. The increased right-of-way width and the new easement required by the City, along with the new access drive aligning to an existing street to the north are special circumstances for the strict application to the Zoning Ordinance.
4. The variance request will not serve as a special privilege to the property owner as the additional right-of-way and the new easement are not always imposed on other properties.
5. The variance request was not the result of a situation knowingly created by the petitioner as the new easement is for an existing sanitary sewer.
6. The variance request will not alter the essential character of the neighborhood as the sign is in scale with the wall to which it is attached and of appropriate size for the campus setting.
7. The variance request will not cause a nuisance to adjacent property owners as it is not internally lit and is set back farther than a sign would typically be set back.
8. The variance request represents the minimum deviation from the requirements of the Zoning Ordinance as it is the size needed to be visible from the street, yet is as close to the street as practical due to the width of the easement and right-of-way.

Options

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

1. **Approve** the variance based on the findings in this memo; or
2. **Approve the variance with certain terms and conditions**, and if so, articulate all terms, conditions, and findings; or
3. **Deny** the variance request, and if so, articulate findings supporting the denial.

Recommendation

At its December 19, 2018, meeting, the ZBA voted five ayes and zero nays to forward this case to the Urbana City Council with a recommendation to **APPROVE** the request, with one condition. City staff likewise recommends approval, and would recommend the following condition of approval:

- That the sign location and construction generally conform to the site plan and specifications in Ordinance Attachment 1.

Prepared by:

A handwritten signature in black ink that reads "Lily Wilcock". The signature is written in a cursive, flowing style.

Lily Wilcock
Planner I

Attachments: A: Location Map
B: Zoning Map
C: Application
D: Draft Meeting Minutes – December 19, 2018 Zoning Board of Appeals Meeting

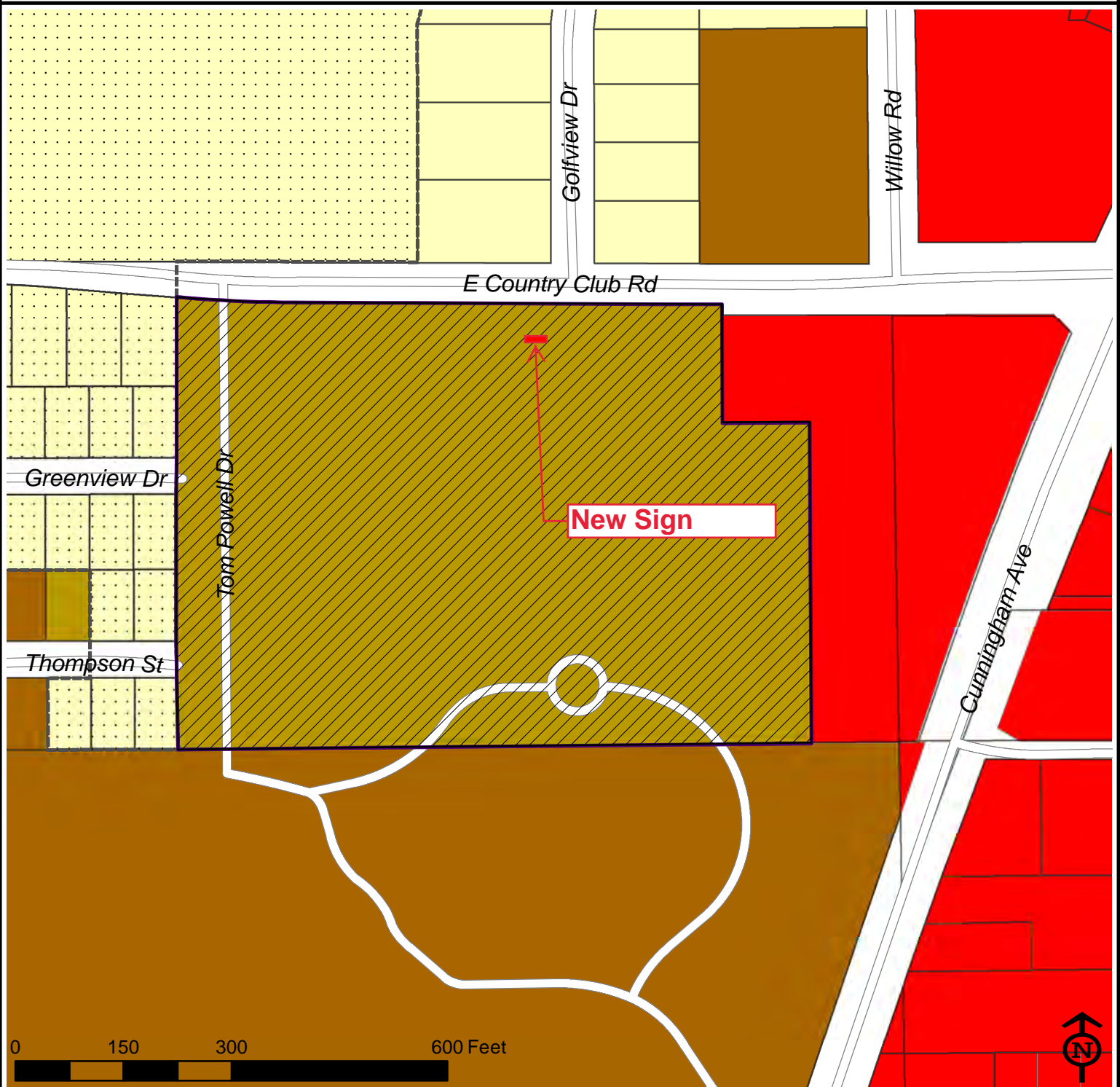
Exhibit A: Location & Existing Land Use Map



Case: ZBA-2018-MAJ-11
 Subject: Maj Variance for CCH Sign
 Location: 1301 N Cunningham Ave.
 Petitioner: City of Urbana

 Subject Property

Exhibit B: Zoning Map



Case: ZBA-2018-MAJ-11
 Subject: Maj Variance for CCH Sign
 Location: 1301 N Cunningham Ave.
 Petitioner: City of Urbana

- B3
- R5
- R1
- R-1 (County)
- R4
- Subject Property

Exhibit C



Application for Variance

**ZONING BOARD
OF APPEALS**

The application fee must accompany the application when submitted for processing. Please refer to the City’s website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ ZBA Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following variation (*Describe the extent of the Variation Requested*)

Utilize one sign of 44 SF on west gateway (east gateway is a Donor Appreciation Wall) along with all the paver's in front of gateways with Donor names on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Cunningham Children's Home** Phone: **217.337.9011**
Address (street/city/state/zip code): **1301 N. Cunningham Ave, Urbana, IL**
Email Address: **mlivingston@cunninghamhome.org**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Cunningham Children's Home** Phone: **217.337.9011**
Address (street/city/state/zip code): **1301 N. Cunningham Ave, Urbana, IL**
Email Address: **mlivingston@cunninghamhome.org**

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: **Along Country Club Rd. at Golfview Drive.**
PIN # of Location: **91-21-08-229-004**
Lot Size: **11.85 Acres**

Exhibit C

Current Zoning Designation: R4

Current Land Use (*vacant, residence, grocery, factory, etc*): Children's Home

Proposed Land Use: Relocated K-12 Day School and Residential School for Children's home

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

4. CONSULTANT INFORMATION

Name of Architect(s): IGW Architecture Phone: 217.328.1391

Address (*street/city/state/zip code*): 114 West Main Street, Urbana, IL

Email Address: swachter@igwarchitecture.com

Name of Engineers(s): Berns, Clancy and Associates Phone: 217-384-1144

Address (*street/city/state/zip code*): 405 E Main St., Urbana, IL 61802

Email Address: cbilling@bernsclancy.com

Name of Surveyor(s): Berns, Clancy and Associates Phone: 217-384-1144

Address (*street/city/state/zip code*): 405 E Main St., Urbana, IL 61802

Email Address: eclancy@bernsclancy.com

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.

Please see attached additional information. The new entry on Country Club road and the 8 foot shared sidewalk at the new entry to Cunningham Childrens' Home are an entry gateway to the campus. The east entry wall is a donor wall with a limestone panel along with pavers that will have "donor names" in front of the Donor Appreciation Wall.

Exhibit C

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.

Please see attached additional information. The east entry wall is a donor wall with a limestone panel that would include future donor names and this was designed to accommodate donor names on a 44sf limestone panel. The west entry wall has a Sign with an actual lettering size of 23.5 sf and the limestone background panel to match the east entry wall of 44sf.

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

It remains essential to designate this entry drive as a private access and not a public street so drive through traffic unrelated to the school is not encouraged. More conspicuous signage is required and the location is moved farther away from the road to provide the public benefits requested by the city.

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

This has been the site of CCH for decades. Country Club Road acts as somewhat of a barrier to residential uses to the north. Installation of a larger sign to provide information on the entrance monument fence will not be detrimental to the residential use to the north.

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

Appropriate signage to designate this private entrance will minimize confusion to the public. This will counteract the potential nuisance to the neighborhood from misguided and confused drivers. The sign set back from Country Club Road will enhance safety to drivers and bicycles. The signage must be larger to fulfill these required needs.

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

Yes by merely enlarging the sign so it is more conspicuous to the public on Country Club Road will better inform motorists that this is an entrance to the CCH campus and not a public through street. Non-campus use of this entrance must be minimized due to the unique population of this school. Additionally, the School Gymnasium is planned to be used for community events in the future.

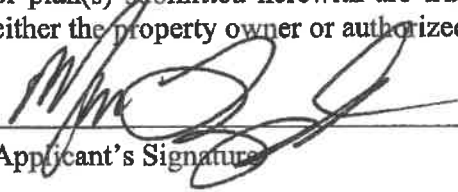
NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

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.

Exhibit C

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

11-10-18

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

Exhibit C

Engineers - Surveyors - Planners
405 East Main Street
Post Office Box 755
Urbana, Illinois 61803-0755

Phone: (217) 384-1144
Fax: (217) 384-3355
email: cbilling@bernsclancy.com

This message is intended only for the recipient. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: Sharada Panditi <spanditi@igwarchitecture.com>
Sent: Wednesday, November 07, 2018 11:13 AM
To: Chris Billing <CBilling@bernsclancy.com>
Cc: Wilcock, Lily <lawilcock@urbanaininois.us>; Scot Wachter <swachter@igwarchitecture.com>
Subject: FW: Cunningham Children's Home Sign Permit

Chris,
Cunningham Children's Home is going to apply for a Major Variance on the Sign Permit. We realize that this entry has been changed many times before we finalized it recently and got pricing back. Also, just a note to you on that final CR.1 drawing – the East entry gateway wall is a New Donor Wall and not an Entry Sign - this has been corrected and submitted for the Sign Permit.

Can you please respond to the question from the City of Urbana below? We can see that the parking is at 729 on the CR.1 drawing, but a clarification from you would be good.

Thanks.

Sharada Panditi
Senior Associate

IGW Architecture
114 West Main Street
Urbana, Illinois 61801
T / 217 328 1391 x12
F / 217 328 1401

Exhibit C

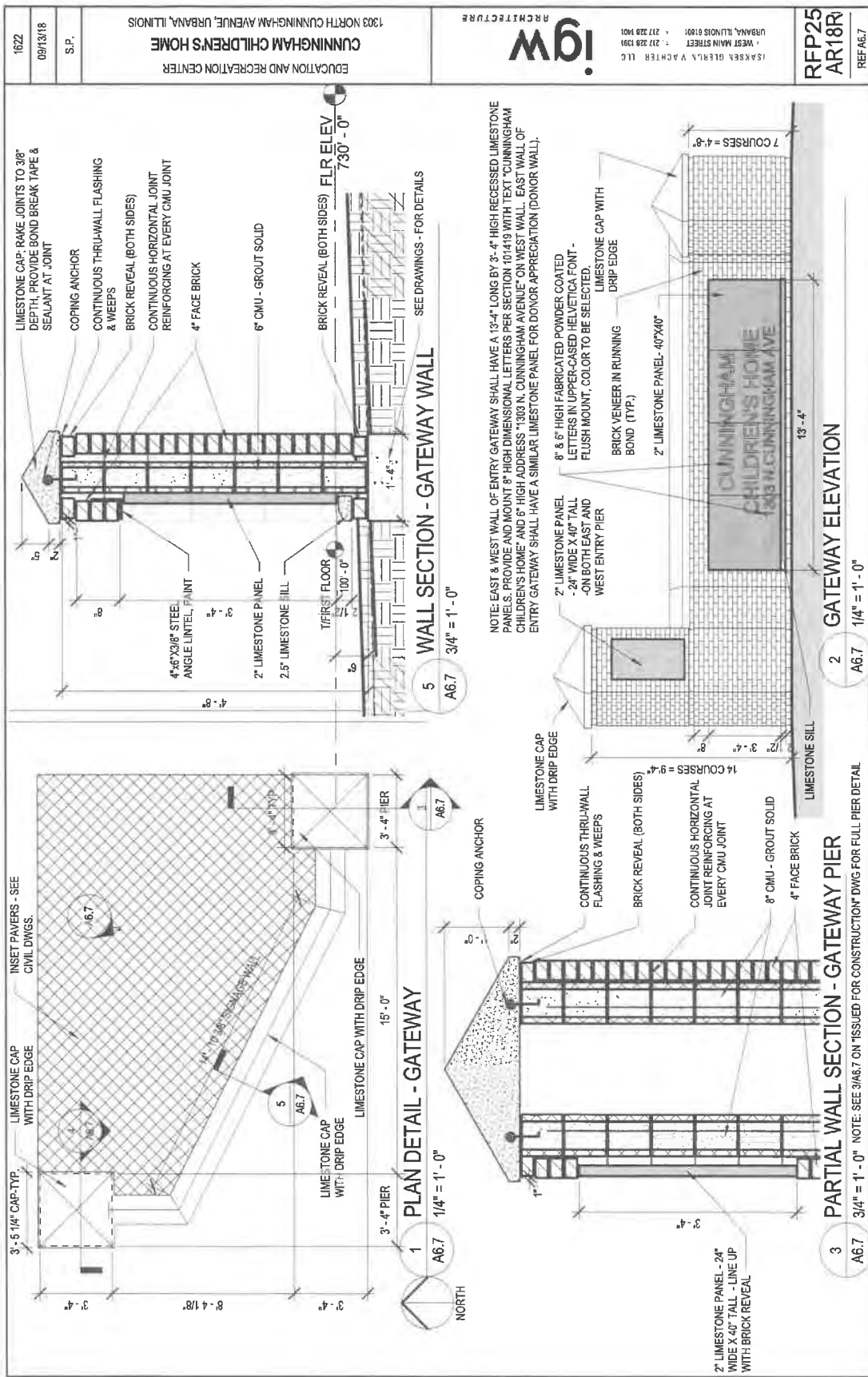


Exhibit D

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

DATE: December 19, 2018

DRAFT

TIME: 7:00 p.m.

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

MEMBERS PRESENT Matt Cho, Ashlee McLaughlin, Adam Rusch, Charles Warmbrunn, Harvey Welch

MEMBERS PRESENT Joanne Chester, Nancy Uchtmann

STAFF PRESENT Lorrie Pearson, Planning Manager; Lily Wilcock, Planner I

OTHERS PRESENT Sharla Jolly, Marlin Livingston, ScotWachter

NOTE: Chair Welch swore in members of the audience who indicated that they might give testimony during the public hearing.

NEW PUBLIC HEARINGS

ZBA-2018-MAJ-11: A request by Cunningham Children’s Home, located at 1301 North Cunningham Avenue, for a Major Variance to construct a 45 square foot sign, or 80% larger than the maximum 25 square feet, near a new access drive off Country Club Road.

Chair Welch opened the public hearing for this case. Lorrie Pearson, Planning Manager, introduced Lily Wilcock as the new planner for the City of Urbana.

Lily Wilcock, Planner I, presented the staff report to the Zoning Board of Appeals. She began by giving brief background information of the subject property. Referring to Exhibit A, she indicated where the subject property was located on the map. She showed Exhibit C and noted that the proposed new sign would be located 28 feet from the property line rather than 20 feet as indicated in the written staff memo. She noted the zoning and existing land uses of the subject property and of the surrounding adjacent properties. She mentioned reviewed the criteria according to Section XI-3 of the Urbana Zoning Ordinance for a major variance and summarized staff findings. She read the options of the Zoning Board of Appeals and presented City staff’s recommendation for approval including the following condition recommended by City staff:

1. That the sign location and construction generally conform to the attached site plan and specifications.

Exhibit D

December 19, 2018

Chair Welch asked if any members of the Zoning Board of Appeals had questions for City staff.

Mr. Warmbrunn asked if the sign would face the north and would not be internally lit. Ms. Wilcock replied that was correct. There would be two lights facing the sign.

With no further questions for City staff, Chair Welch opened the hearing for public input. He invited the applicant to approach the dais to speak.

Marlin Livingston, President and CEO for the Cunningham Children’s Home, approached the Zoning Board of Appeals to speak. He noted their appreciation for City staff stating that they worked hard together regarding the recent dedication of right-of-way and the 20-foot wide sanitary sewer easement.

Mr. Rusch inquired if there was now an access drive coming down from Golfview Road to the circle drive. Mr. Livingston said that was correct.

With no further input from the audience, Chair Welch closed the public input portion of the hearing and opened the hearing for discussion and/or motion(s) by the Zoning Board of Appeals.

Mr. Cho stated that in the drawing, the proposed sign appeared to be located above the sanitary sewer line. Ms. Wilcock explained that the pier of the sign would be above the sanitary sewer line easement. The sign itself would be south of the sewer easement line. Referring to Exhibit D, Ms. Pearson noted that the sign would be 44 feet and would be attached to a wall, which may be regulated in the language of the easement.

Mr. Rusch wondered when the access drive and the sign were slated to be constructed. Mr. Livingston stated that the access drive has been completed. The piers of the wall have been poured as well. They were waiting to complete the sign until the City approved the proposed variance request.

Ms. Pearson inquired if Mr. Livingston knew about the pier being allowed in the easement. Mr. Livingston referred the question to their architect, Scot Wachter. After being sworn in, Mr. Wachter explained that the easement was given to allow the City of Urbana to be able to maintain the sewer line. Driveways, fences and other minor things can encroach upon an easement. The owner just needs to understand that if the City needs to dig up the easement, then it may affect the pier portion of the wall in the future.

Mr. Warmbrunn moved that the Zoning Board of Appeals forward Case No. ZBA-2018-MAJ-11 to the City Council with a recommendation for approval including the condition as suggested by City staff. Mr. Rusch seconded the motion. Roll call on the motion was as follows:

Mr. Cho	-	Yes	Ms. McLaughlin	-	Yes
Mr. Rusch	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion passed by unanimous vote. Ms. Wilcock noted that this case would be forwarded to City Council on January 7, 2019.

ORDINANCE NO. 2019-01-001

AN ORDINANCE APPROVING A MAJOR VARIANCE

(Cunningham Children’s Home Sign / 1301 North Cunningham Avenue / ZBA Case No. 2018-MAJ-11)

WHEREAS, the Urbana Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the Corporate Authorities to consider applications for a major variance where there is a special circumstance or condition with a parcel of land or a structure; and

WHEREAS, Cunningham Children’s Home has submitted a petition for a major variance to allow an institutional sign to be constructed in a residential district which will increase the approved sign size area from 25 square feet to 44 square feet; and

WHEREAS, the Zoning Board of Appeals held a public hearing on such petition at 7:00 p.m. on December 19, 2018, in ZBA Case No. 2018-MAJ-11; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Zoning Board of Appeals voted five (5) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested variance; and

WHEREAS, the City Council finds that the requested variance conforms with the major variance procedures in Article XI, Section XI-3(C)(2)(d) of the Urbana Zoning Ordinance; and

WHEREAS, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has made the following findings of fact:

1. Cunningham Children's Home requests a Major Variance to allow an institutional sign along a non-arterial road and in a residential zoning district to be 44 square feet in area, 80% larger than the maximum 25 square feet in area allowed.
2. The property is zoned R-4, Medium Density Multiple Family Residential.
3. The increased right-of-way width and the new easement required by the City, along with the new access drive aligning to an existing street to the north are special circumstances for the strict application to the Zoning Ordinance.
4. The variance request will not serve as a special privilege to the property owner as the additional right-of-way and new easement are not always imposed on other properties.
5. The variance request was not the result of a situation knowingly created by the petitioner as the new easement is for an existing sanitary sewer.
6. The variance request will not alter the essential character of the neighborhood as the sign is in scale with the wall to which it is attached and of appropriate size for the campus setting.
7. The variance request will not cause a nuisance to adjacent property owners as it is not internally lit and is set back farther than a sign would typically be set back.
8. The variance request represents the minimum deviation from the requirements of the Zoning Ordinance as it is the size needed to be visible from the street, yet is as close to the street as practical due to the width of the easement and right-of-way.

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

Section 1.

In ZBA Case No. 2018-MAJ-11, the major variance requested by Cunningham Children's Home to allow an institutional sign to be constructed in in a residential district which will increase the approved sign size area from 25 square feet to 44 square feet is hereby approved in the manner proposed in the application with the following condition:

- That the sign location and construction generally conform to the attached site plan and specifications in Ordinance Attachment A.

The major variance described above shall only apply to the property located at 1301 North Cunningham Avenue, more particularly described as follows:

Lots 1, 2 and 3 of a subdivision of the northeast quarter of section 8, township 19 north, range 9 east of the third principal meridian, which lies south of Country Club Road, except for the

easterly portion of said Lot 1 which is a part of Lot 100 of CCH Commercial Subdivision, all situated in the City of Urbana, Champaign County, Illinois.

PIN: 91-21-08-229-004

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

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

PASSED BY THE CITY COUNCIL this ___ day of _____, _____.

AYES:

NAYS:

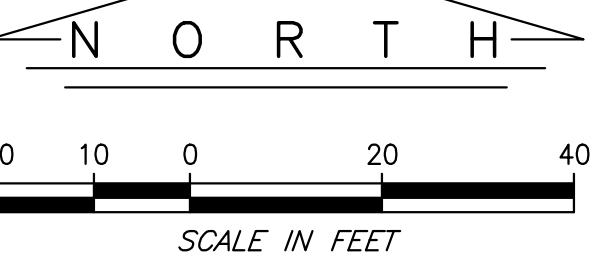
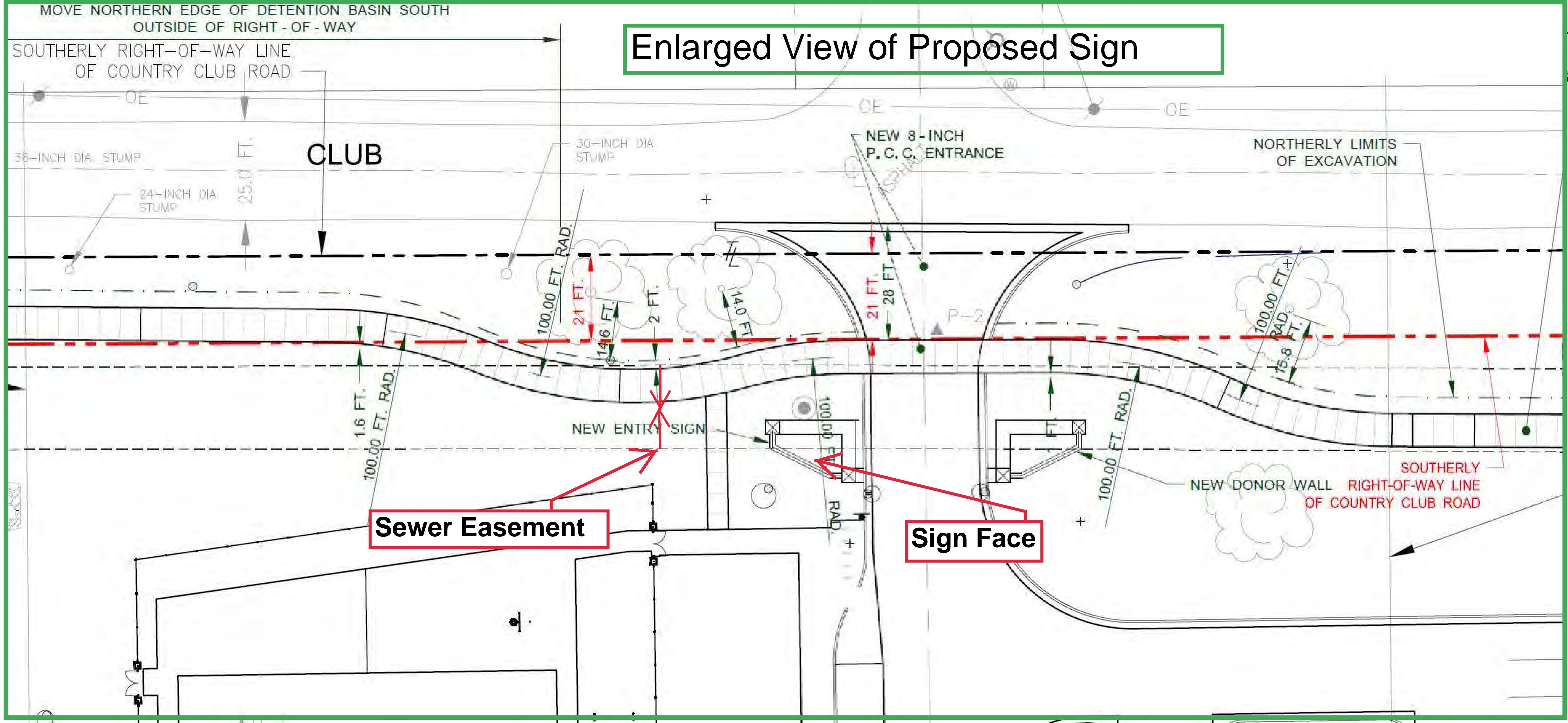
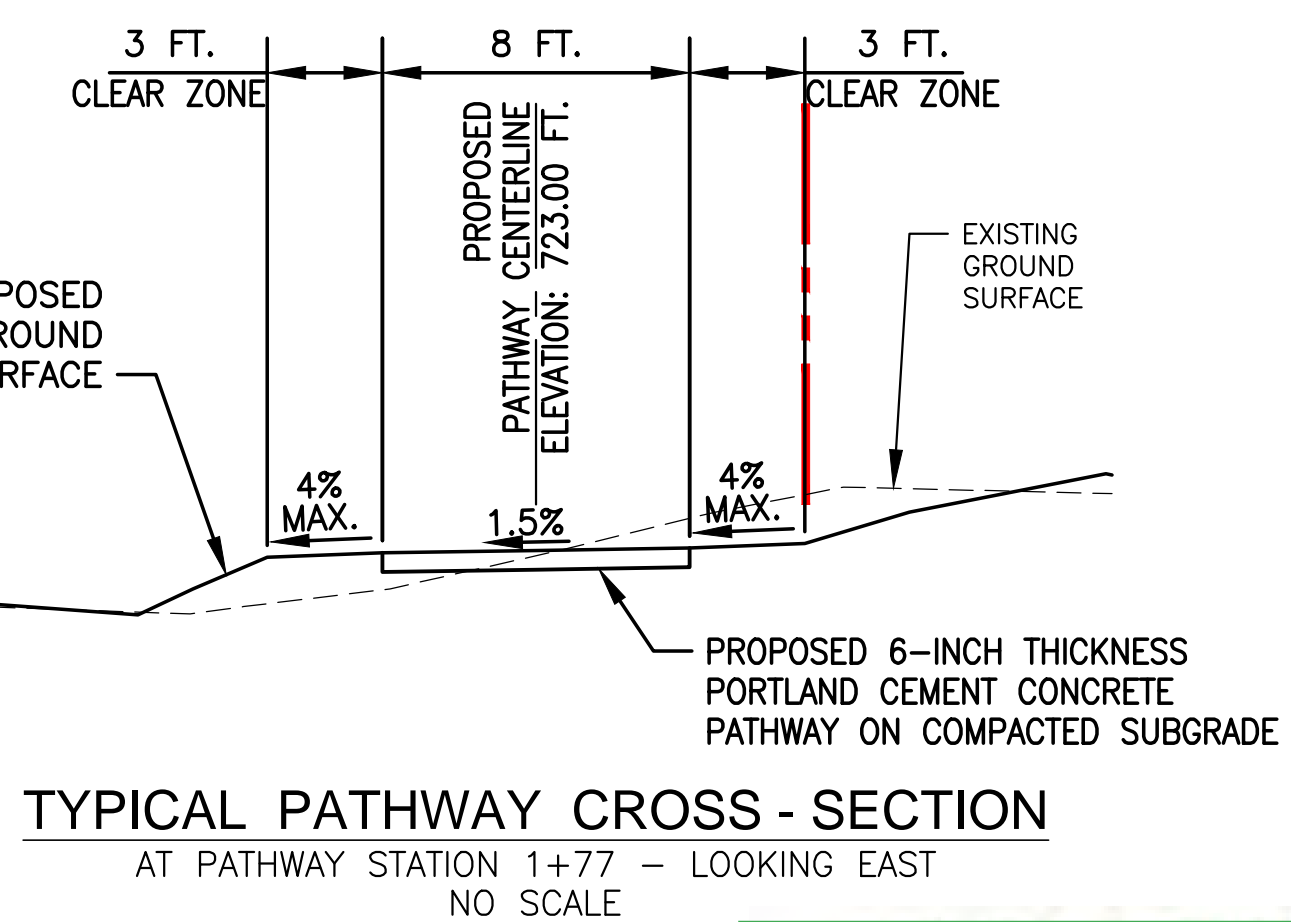
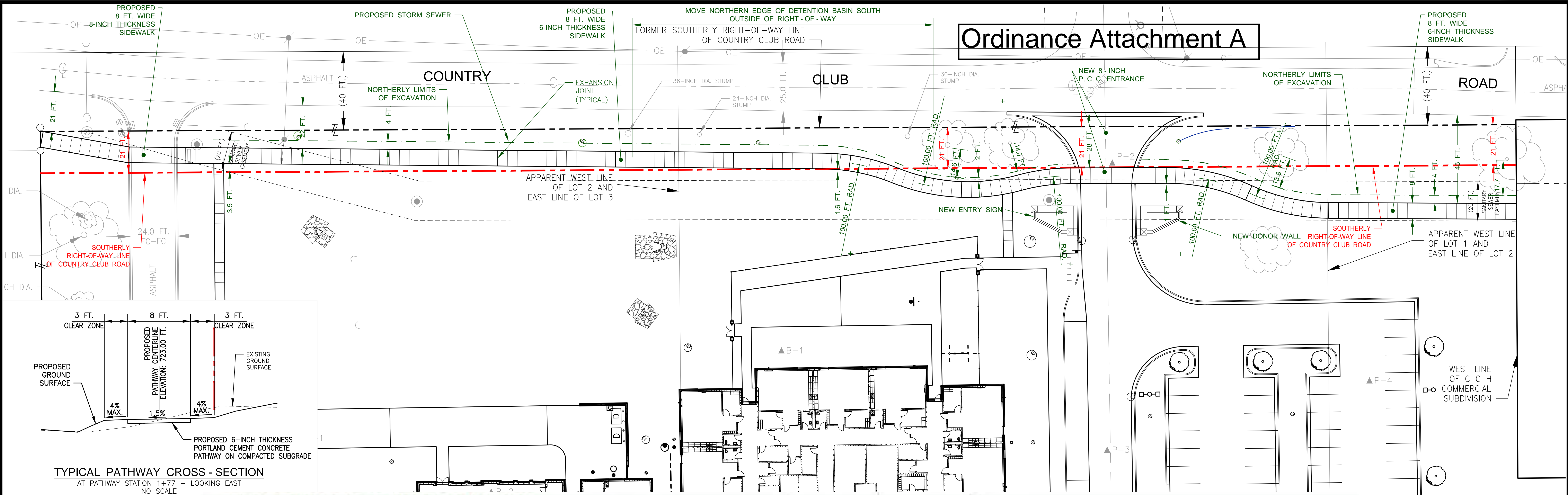
ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ___ day of _____, _____.

Diane Wolfe Marlin, Mayor

Ordinance Attachment A



REVISIONS		DRAWN RE (BCA)	APPR CB/TBB (BCA)
NO.	DATE		
01	05/20/17	ISSUED FOR BIDDING	
02	06/23/17	ADDENDUM #1	
03	09/11/17	ISSUED FOR CONSTRUCTION	
04	07/17/18	PUBLIC PATHWAY	

BERNS, CLANCY AND ASSOC.
 405 EAST MAIN ST., P.O. BOX 755
 URBANA, ILLINOIS
 PHONE: (217) 384-1144
 FAX: (217) 384-3355

GHR ENGINEERS & ASSOC., INC.
 1615 SOUTH NEIL STREET
 CHAMPAIGN, ILLINOIS
 PHONE: (217) 356-0536
 FAX: (217) 356-1092

TGRWA, LLC
 600 W. VAN BUREN, SUITE 900
 CHICAGO, ILLINOIS
 PHONE: (312) 341-0055
 FAX: (312) 341-9966

ISAIXEN GLERUM WACHTER, LLC
 114 WEST MAIN STREET
 URBANA, ILLINOIS 61801
 T / 217 328 1391
 F / 217 328 1401

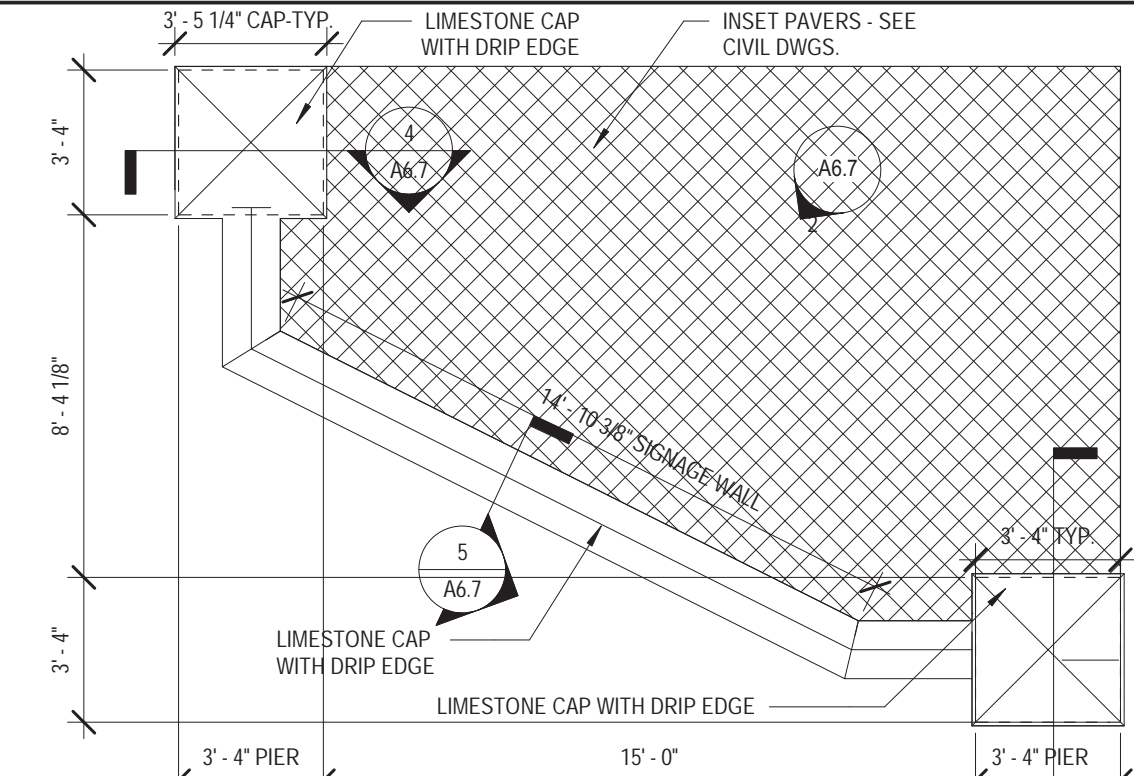


PUBLIC PATHWAY PLAN
 EDUCATION AND RECREATION CENTER
CUNNINGHAM CHILDREN'S HOME
 1301 NORTH CUNNINGHAM AVENUE, URBANA, ILLINOIS

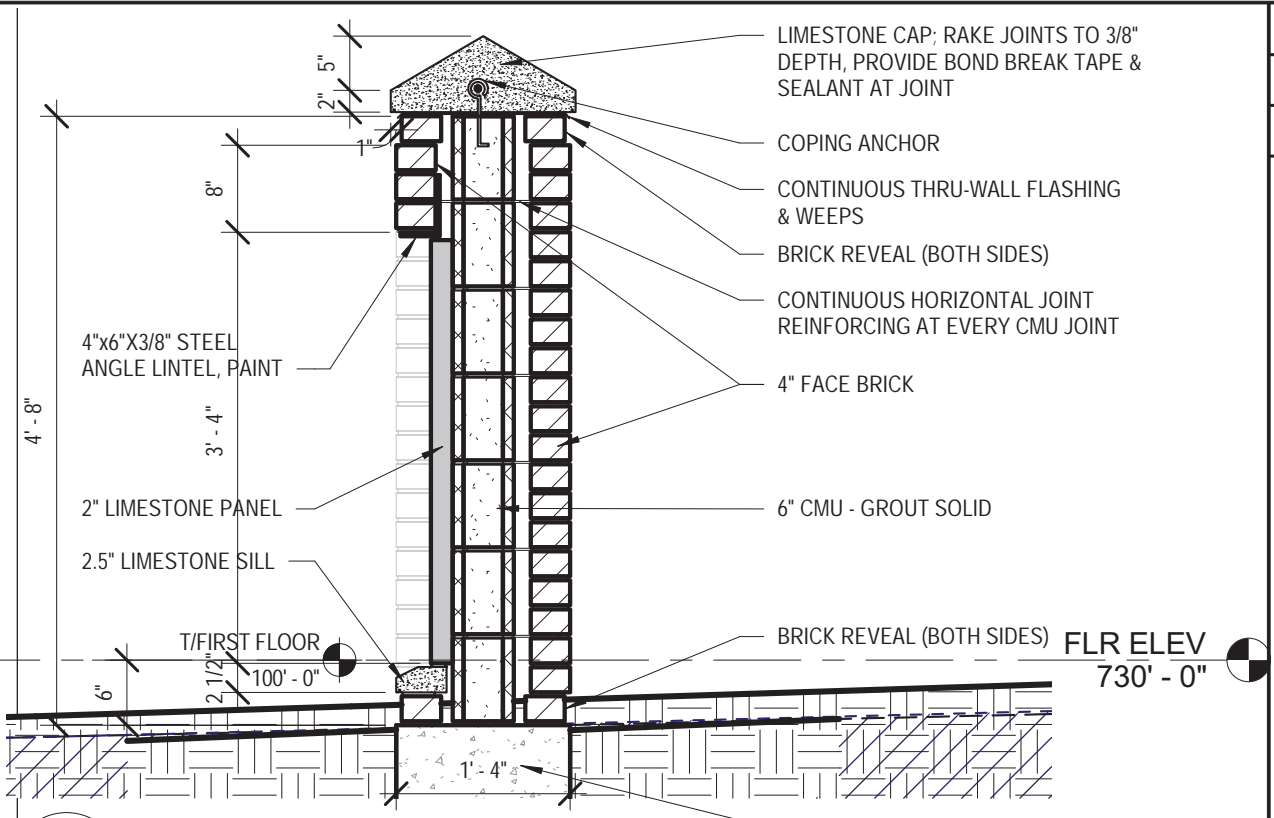
FILE: 1622
 DATE: 08/16/18
CR.1

ISSUED FOR CONSTRUCTION

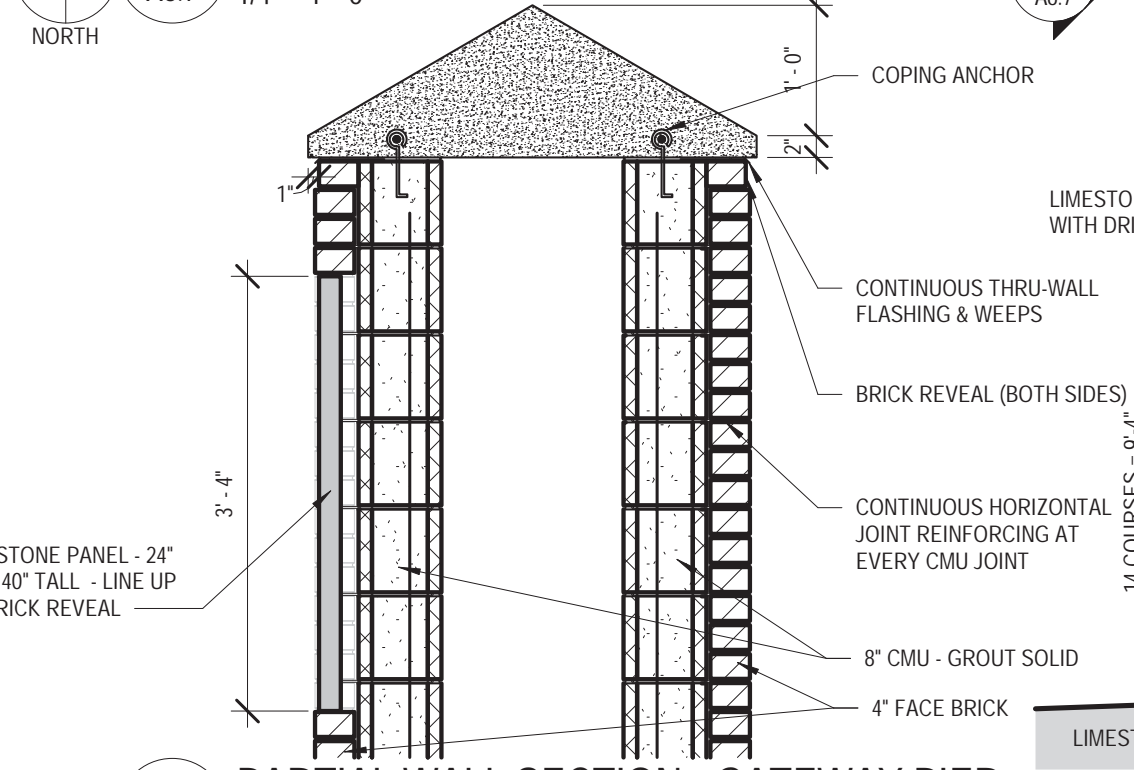
Ordinance Attachment A



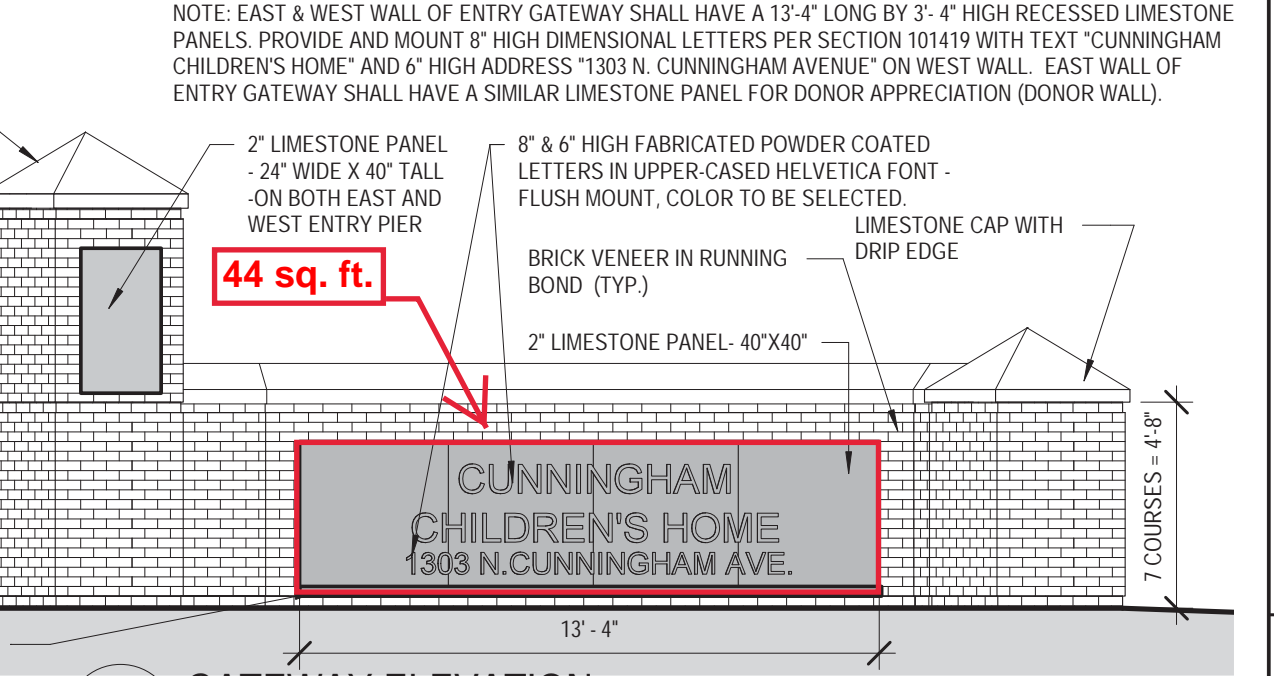
1 PLAN DETAIL - GATEWAY
 A6.7 1/4" = 1' - 0"
 NORTH



5 WALL SECTION - GATEWAY WALL
 A6.7 3/4" = 1' - 0"
 SEE DRAWINGS - FOR DETAILS



3 PARTIAL WALL SECTION - GATEWAY PIER
 A6.7 3/4" = 1' - 0" NOTE: SEE 3/A6.7 ON "ISSUED FOR CONSTRUCTION" DWG FOR FULL PIER DETAIL



2 GATEWAY ELEVATION
 A6.7 1/4" = 1' - 0"

NOTE: EAST & WEST WALL OF ENTRY GATEWAY SHALL HAVE A 13'-4" LONG BY 3'-4" HIGH RECESSED LIMESTONE PANELS. PROVIDE AND MOUNT 8" HIGH DIMENSIONAL LETTERS PER SECTION 101419 WITH TEXT "CUNNINGHAM CHILDREN'S HOME" AND 6" HIGH ADDRESS "1303 N. CUNNINGHAM AVENUE" ON WEST WALL. EAST WALL OF ENTRY GATEWAY SHALL HAVE A SIMILAR LIMESTONE PANEL FOR DONOR APPRECIATION (DONOR WALL).

1622
09/13/18
S.P.
EDUCATION AND RECREATION CENTER CUNNINGHAM CHILDREN'S HOME 1303 NORTH CUNNINGHAM AVENUE, URBANA, ILLINOIS
igw ARCHITECTURE
ISAKSEN GLERU, WACHTER, LLC 110 WEST MAIN STREET URBANA, ILLINOIS 61801 T / 217 328 1391 F / 217 328 1401
RFP25 AR18R
REF A6.7

Ordinance Attachment A

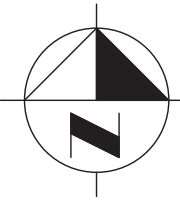
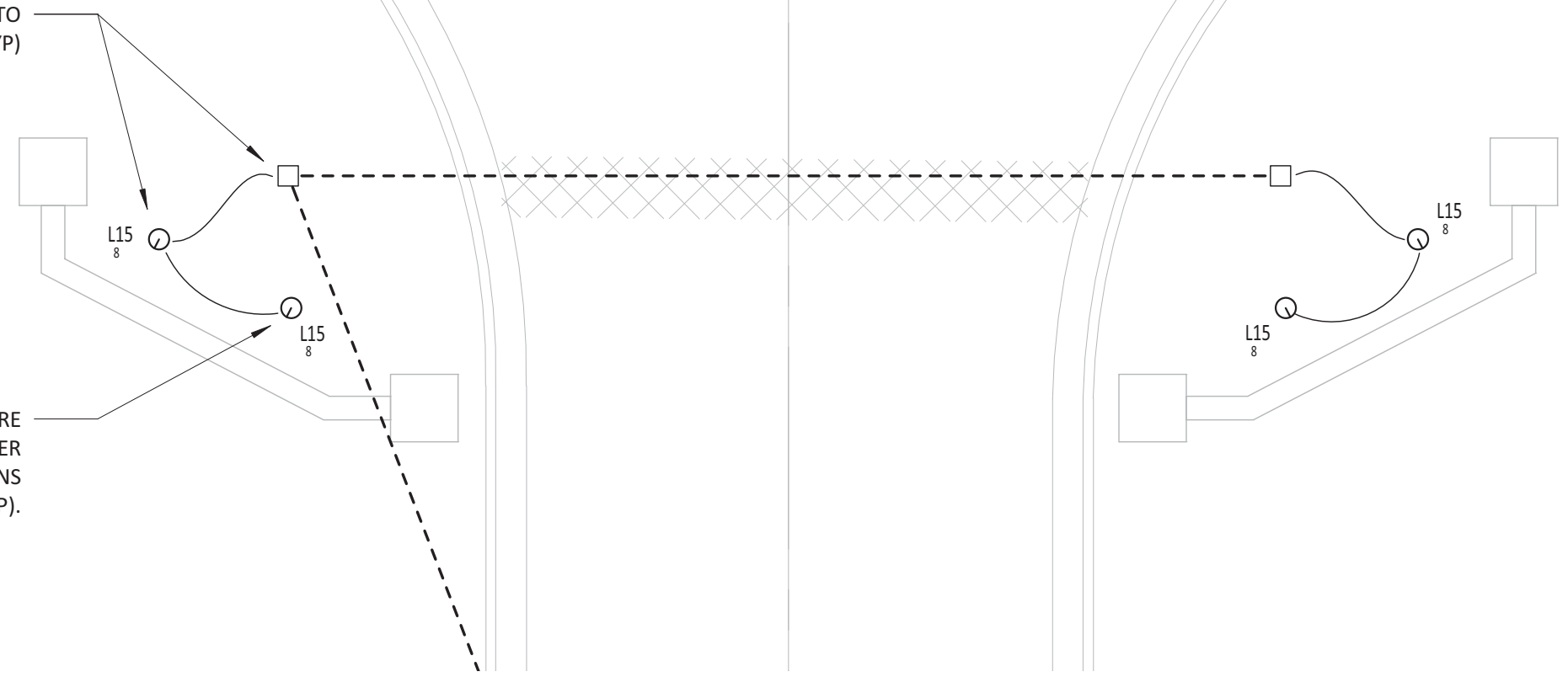
GHR # 7035
 Revised 10-29-18

LEM
 EDUCATION AND RECREATION CENTER
CUNNINGHAM CHILDREN'S HOME
 1303 NORTH CUNNINGHAM AVENUE, URBANA, ILLINOIS

igw
 ARCHITECTURE
 ISAKSEN CLERK VACHTER, LLC
 101 WEST MAIN STREET URBANA, ILLINOIS 61801
 T/217 328 1391 F/217 328 1401

EXTEND 277V CIRCUIT TO
 NEW LIGHT FIXTURES (TYP)

INSTALL NEW IN-GRADE FIXTURE
 IN CONCRETE FOUNDATION PER
 MANUFACTURER'S INSTRUCTIONS
 (TYP).



ENLARGED SIGNAGE LIGHTING PLAN
 SCALE: 1/8" = 1'-0"

SIGN LIGHT FIXTURE SCHEDULE

TAG	TAG NO.	MFR	MODEL	DESC.	LAMPS		INSTALLATION		FINISH	REMARKS
					QTY.	TYPE	MOUNTING	LOCATION		
L	15	HYDREL	#PDX7-B-12LED-WHT41K-MVOLT-WFL-FLC-34S	IN GRADE LED LIGHT	-	14W LED DRIVER	BURRIED	IN GRADE	DARK BRONZE TEXTURED	IN GRADE LED LIGHT FIXTURE, 14W LED LAMP, WIDE FLOOD DISTRIBUTION, FLAT GLASS LENS, MULTI-VOLT OPERATION, BRONZE FINISH.

E1.1a
 REF E1.1