



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Robert Myers, AICP, Planning Manager

DATE: September 16, 2010

SUBJECT: **ZBA 2010-MAJ-03:** Request for a Major Variance by Clark-Lindsey Village to install a monument sign at the Race Street entrance of Clark-Lindsey Village, 101 W. Windsor Road in the R-3, Single and Two-Family Residential zoning district.

Introduction & Background

Clark-Lindsey Village, Inc. has filed a request to install a monument sign on their property at the corner of Windsor Road and Race Street. Clark-Lindsey Village is a retirement community with on-site healthcare facilities located on a 27.58-acre lot, a planned unit development approved in 1975. They are requesting a new sign in order to better identify a new healthcare facility, the Renewal Therapy Center, as there is currently no sign to identify that facility from the street. The proposed sign would be 15 feet in area (5 feet wide by 3 feet tall) on a monument structure that is 4 feet wide and one foot tall. The main entrance to the healthcare facilities is on Windsor Road, but the main entrance for the Renewal Therapy Center is on Race Street.

The subject property is located in the R-3, Single and Two-Family Residential zoning district. Per Section IX-4.B of the Urbana Zoning Ordinance, institutions located in residential zoning districts are allowed one wall or monument sign per street frontage, with a combined area of no more than 25 square feet. Clark-Lindsey Village currently has two signs on their property, which has two street frontages. The area of the existing signs totals 59.8 square feet. The requested variance is to allow a new 15-square foot monument sign which would increase the total area for all signs on the property to 74.8 square feet.

The Urbana Zoning Board of Appeals held a public hearing regarding this case on August 18, 2010. At that meeting the Board heard testimony from the petitioner and voted five ayes to zero nays to forward the case to City Council with a recommendation for approval.

Description of the Site

Clark-Lindsey Village is located on the southeast corner of the intersection of Race Street and Windsor Road, on a 27.58-acre parcel. The site contains the Meadowbrook Health Center (a

nursing home), an apartment complex for retirees with an attached social center that houses a dining hall, exercise room, billiards room, store, and beauty shop, various outdoor recreation facilities, several garages and parking lots for the apartment complex, and additional parking lots for the health center. The site contains extensive gardens. The Renewal Therapy Center will be located in the south wing of the health center. (See Exhibit D for site map.) The surrounding area contains a mix of uses including a park, single-family residences, a church, a farm field, and a tract of forested land owned by the University of Illinois.

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	R-3, Single and Two-Family Residential	Retirement Nursing Home	Multi-Family Residential
North	R-2, Single-Family Residential <i>And</i> R-3, Single and Two-Family	Single-Family Residences <i>And</i> Church	Residential – Suburban Pattern
South	CRE, Conservation, Recreation, Education	Park	Park
East	CRE, Conservation, Recreation, Education	Park	Park
West	Ag-2, Agriculture (Champaign County Zoning Designation)	University of Illinois Forest Tract	Institutional (City Future Land Use Designation)

Discussion

Section IX-4.B of the Urbana Zoning Ordinance permits institutions located in residential zoning districts one wall or monument sign per street frontage, with a combined area for all signs of no more than 25 square feet. Clark-Lindsey Village currently has two signs on their property, which has two street frontages. There is a gateway wall sign located near the Windsor Road entrance to the site. The second is a monument sign located on the northwest corner of the property, at the intersection of Race Street and Windsor Road. Both signs received major variances in 2004 to increase the height of the sign letters from the then-allowed 6 inches to 12 inches (Ordinance Nos. 2004-09-118 and 2004-09-120). The area of the existing signs totals 59.8 square feet. Exhibit E shows photos of the existing signs on the site.

The requested variance is to allow a new 15-square foot monument sign on Race Street, at the entrance to the Renewal Therapy Center. The Renewal Therapy Center will be located in the south wing of the health center with an entrance from Race Street. The site has two entrances on Race Street that are currently used to access residents' garages and parking spaces. Currently, there are no signs on the site along the Race Street frontage. The proposed sign will help direct motorists to the Renewal Therapy Center. The proposed sign would increase the total area for all

signs on the property up to 74.8 square feet, which is 299% greater than the allowed 25 square feet.

The Urbana Zoning Ordinance sign regulations largely focus on signs for businesses in commercial and industrial districts. Larger signs are allowed in those districts in order to identify various enterprises, mostly located along commercial corridors. Institutions such as nursing homes, churches, and schools must comply with the regulations for the district in which they are located. Section IX-4 of the Urbana Zoning Ordinance allows institutions in residential zoning districts either one monument or one wall sign per street frontage, with the combined area for all signs not to exceed 25 square feet. This limitation works well on smaller sites within residential neighborhoods for uses such as a neighborhood church, however the limitation is too restrictive for large sites along major corridors such as Clark-Lindsey Village.

The site currently has one wall sign and one monument sign with a combined area of 59.8 square feet. A major variance is needed to allow the proposed sign, which would increase the total area for all signs on the property up to 74.8 square feet in area and the total number of signs to three on a lot with two frontages.

Removing the existing monument sign on the corner of the property would allow for installation of the proposed sign without a variance, but this is not a feasible alternative. The current monument sign is the only sign that identifies the retirement community complex as a whole from the intersection of Race Street and Windsor Avenue. The new sign is needed to identify a specific building on the site, the Renewal Therapy Center, accessed from Race Street and to allow for appropriate wayfinding for visitors.

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

The special circumstances are that the sign regulations do not account for larger institutional properties in residential zoning districts. The Zoning Ordinance allowances for institutional signs in residential districts are geared toward a single building on a small lot on a neighborhood street rather than a multi-acre complex on a major collector street. Clark-Lindsey Village is located on a 27.58-acre parcel at the intersection of Windsor Road, a Minor Arterial, and Race Street, a Major Collector. The site has two street frontages, but may only have up to 25 square feet of signage. Most institutions in residential districts are on smaller properties, which allows for more

sign area per linear foot of street frontage. In this case the signage allotment is not sufficient to properly identify the retirement community complex.

Over the last ten years there have been six major variances granted to increase the area of signs for institutions on large properties in residential zoning districts:

- 00-MAJ-05: Philo Road Church of Christ, 2000 (42 square feet)
- 03-MAJ-08: Grace United Methodist Church, 2003 (36 square feet)
- 04-MAJ-09 & 04-MAJ-10: Clark-Lindsey Village, 2004 (to allow a 100% increase in size of lettering on two separate signs, each over 30 square feet in area)
- 07-MAJ-05: Vineyard Church, 2007 (56.6 square feet)
- 10-MAJ-02: St. Patrick's Church, 2010 (27.6 square feet)

This pattern of variance requests suggests that a text amendment may be warranted. Staff will investigate this in coming months along with other possible revisions to the Zoning Ordinance.

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

The variance is not due to a situation created by the petitioner. The retirement community has been located on the property since 1975. The existing signage is not sufficient to direct visitors to the new health clinic on Race Street.

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

The variance will not alter the character of the neighborhood. The proposed sign will be sited within a landscaped setting. It will be located in the middle of the property along Race Street. On the other side of Race is a forestry tract owned by the University of Illinois. The area of the proposed sign will not be excessively large.

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

The variance should not cause a nuisance to adjacent properties. There will be no increase in intensity of use on the property. The proposed sign will only be visible from the forestry tract across Race Street.

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

The petitioner is requesting the level of variance necessary to install a sign that would be readable by traffic on Race Street to direct visitors to the new health clinic.

Summary of Findings

1. Clark-Lindsey Village, located at 101 W. Windsor Road, is an institutional property in the R-3, Single and Two-Family Residential Zoning District.
2. Section IX-4. General Sign Allowances, states “In all residential zoning districts, institutions may display either one monument sign or one wall sign per street frontage with a maximum combined sign size of 25 square feet total.”
3. Clark-Lindsey Village, Inc. is requesting a variance to install a monument sign along Race Street to identify the entrance to the Renewal Therapy Center which would increase the site’s combined sign area to 74.8 square feet and the total number of signs to three.
4. The proposed sign would be 15 feet in area (5 feet wide by 3 feet tall) on a monument structure that is 4 feet wide and one foot tall.
5. The site is located in south Urbana and is zoned R-3, Single and Two-Family Residential.
6. The Urbana Comprehensive Plan identifies the area as Multi-Family Residential.
7. The retirement community’s current signage is not sufficient for drivers on Race Street.
8. The proposed variance is desired due to special circumstances of a large site that is only allowed a total of 25 square feet of signage.
9. The proposed variance is not due to a situation created by the petitioner.
10. The proposed variance will not alter the character of the neighborhood, nor cause a nuisance to adjacent properties.
11. The proposed variance represents the minimum possible derivation from Zoning Ordinance requirements to install a sign that is visible from the Race Street.
12. At their August 18, 2010 meeting, the Zoning Board of Appeals voted unanimously to recommend that City Council approve major variance case ZBA-2010-MAJ-03.

Options

City Council has the following options in major variance case ZBA-2010-MAJ-03:

- a. Approve the variance as requested and presented herein; or
- b. Approve the variance as requested, along with certain terms and conditions. If City Council elects to add conditions they should articulate findings accordingly; or

- c. Deny the variance request. If City Council elects to do so, then Council should articulate findings supporting denial.

Recommendation

Based on the analysis and findings presented herein, the Zoning Board of Appeals and staff recommend that City Council APPROVE the requested major variance in Case No. ZBA-2010-MAJ-03, subject to the following conditions:

1. That the sign area, height and monument size do not exceed the dimensions shown in the sign plan submitted with the application.
2. That the sign is located on the property as shown in the site plan submitted with the application.

Prepared by:

Rebecca Bird, Planner I

Attachments: Draft Ordinance Approving Major Variance ZBA-MAJ-03

- Exhibit A: Location & Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Site Map
- Exhibit E: Site Photos
- Exhibit F: Petition for Variance with Site Plan and Sign Plan

Minutes from the August 18, 2010 ZBA Meeting

cc: Clark-Lindsey Village, dreardanz@clark-lindsey.com
CLV, landscape architect, bjohns@clark-lindsey.com

ORDINANCE NO. 2010-09-078

AN ORDINANCE APPROVING A MAJOR VARIANCE

(Increase in the Allowed Area and Total Number for Institutional Signs in the City's R-3, Single- and Two-Family Residential Zoning District, from 59.8 Square Feet to 74.8 Square Feet at 101 W. Windsor Road / Case No. ZBA-2010-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, Clark-Lindsey Village, Inc., property owner, has submitted a petition for a major variance to allow a 15 square foot institutional monument sign on their Race Street frontage in the R-3, Single and Two-Family Residential Zoning District to identify the entrance to a new health facility on the site; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case No. ZBA-2010-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 variance on August 18, 2010 and voted 5 ayes and 0 nays to recommend to the Corporate Authorities approval of the requested variance; and

WHEREAS, after due and proper consideration, the Corporate Authorities of the City of Urbana have determined that the major variance referenced herein conforms with the major variance procedures in accordance with Article XI, Section XI-4.B of the Urbana Zoning Ordinance; and

WHEREAS, the Corporate Authorities have considered the variance criteria established in the Urbana Zoning Ordinance and have determined the following findings:

1. Clark-Lindsey Village, located at 101 W. Windsor Road, is an institutional property in the R-3, Single and Two-Family Residential Zoning District.
2. Section IX-4. General Sign Allowances, states "In all residential zoning districts, institutions may display either one monument sign or one wall sign per street frontage with a maximum combined sign size of 25 square feet total."
3. Clark-Lindsey Village, Inc. is requesting a variance to install a monument sign along Race Street to identify the entrance to the Renewal Therapy Center which would increase the site's combined sign area to 74.8 square feet and the total number of signs to three.
4. The proposed sign would be 15 feet in area (5 feet wide by 3 feet tall) on a monument structure that is 4 feet wide and one foot tall.
5. The site is located in south Urbana and is zoned R-3, Single and Two-Family Residential.
6. The Urbana Comprehensive Plan identifies the area as Multi-Family Residential.
7. The retirement community's current signage is not sufficient for drivers on Race Street.
8. The proposed variance is desired due to special circumstances of a large site that is only allowed a total of 25 square feet of signage.
9. The proposed variance is not due to a situation created by the petitioner.
10. The proposed variance will not alter the character of the neighborhood, nor cause a nuisance to adjacent properties.
11. The proposed variance represents the minimum possible derivation from Zoning Ordinance requirements to install a sign that is visible from the Race Street.
12. At their August 18, 2010 meeting, the Zoning Board of Appeals voted unanimously to recommend that City Council approve major variance case ZBA-2010-MAJ-03.

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

Section 1. The major variance request by Clark-Lindsey Village, Inc., in Case No. ZBA-2010-MAJ-03, is hereby approved to allow a 15 square foot institutional sign which would increase the total area for all signs on the property up to 74.8 square feet and increase the total number of signs on the

property to three, in the manner proposed in the application and subject to the following conditions:

1. That the sign area, height and monument size do not exceed the dimensions shown in the sign plan submitted with the application.
2. That the sign is located on the property as shown in the site plan submitted with the application.

The major variance described above shall only apply to the property located at 101 W Windsor Avenue, Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION:

Tract 7 of McCullough's Plat of Survey of the Northeast Quarter of Section 29, Township 19 North, Range 9 East of the Third Meridian, recorded in Book "X" of Plats at Page 38 as Document 71R13121, situated in Champaign County, Illinois.

Parcel Identification Numbers: 91-21-29-200-008 and 93-21-29-200-009

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

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the ____ day of _____, 2010

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

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

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

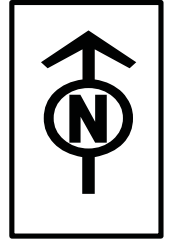
Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ____ day of _____, 2010, the corporate authorities of the City of Urbana passed and approved Ordinance No. 2009-06-067, entitled AN ORDINANCE APPROVING A MAJOR VARIANCE (Increase in the Allowed Area and Total Number for Institutional Signs in the City's R-3, Single- and Two-Family Residential Zoning District, from 59.8 Square Feet to 74.8 Square Feet at 101 W. Windsor Road / Case No. ZBA-2010-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 _____, 2010, 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 _____, 2010.

EXHIBIT A: Location Map & Aerial



Windsor Road

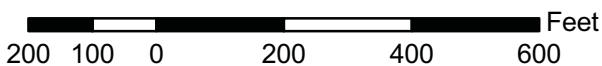
Meadow Brook Park

Clark-Lindsey Village

Race Street

Boudreau Dr

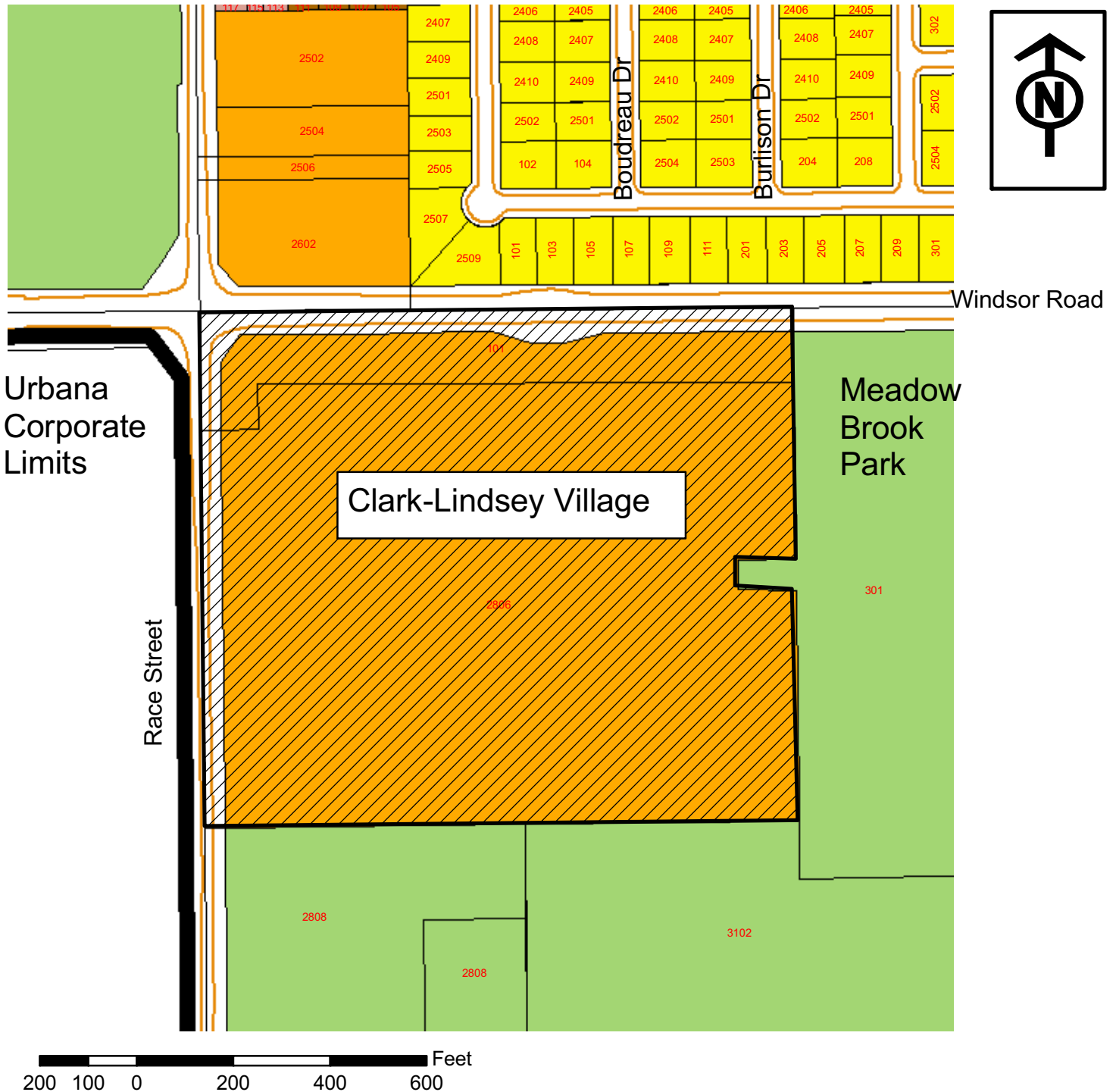
Burlison Dr



Plan Case: 2010-MAJ-03
Petitioner: Clark-Lindsey Village, Inc.
Location: 101 W. Windsor Road
Subject: Request for a Major Variance to install a freestanding sign in the R-3 Zoning District

 Subject Property

EXHIBIT B: Zoning Map



Plan Case: 2010-MAJ-03
 Petitioner: Clark-Lindsey Village, Inc.
 Location: 101 W. Windsor Road
 Subject: Request for a Major Variance
 to install a freestanding sign
 in the R-3 Zoning District

Prepared 8/2/2010 by Community Development Services - rlb





-  Subject Property
-  R2, Single-Family Residential
-  R3, Single & Two-Family Res
-  CRE, Conservation, Education, Recreation

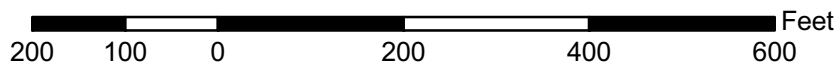
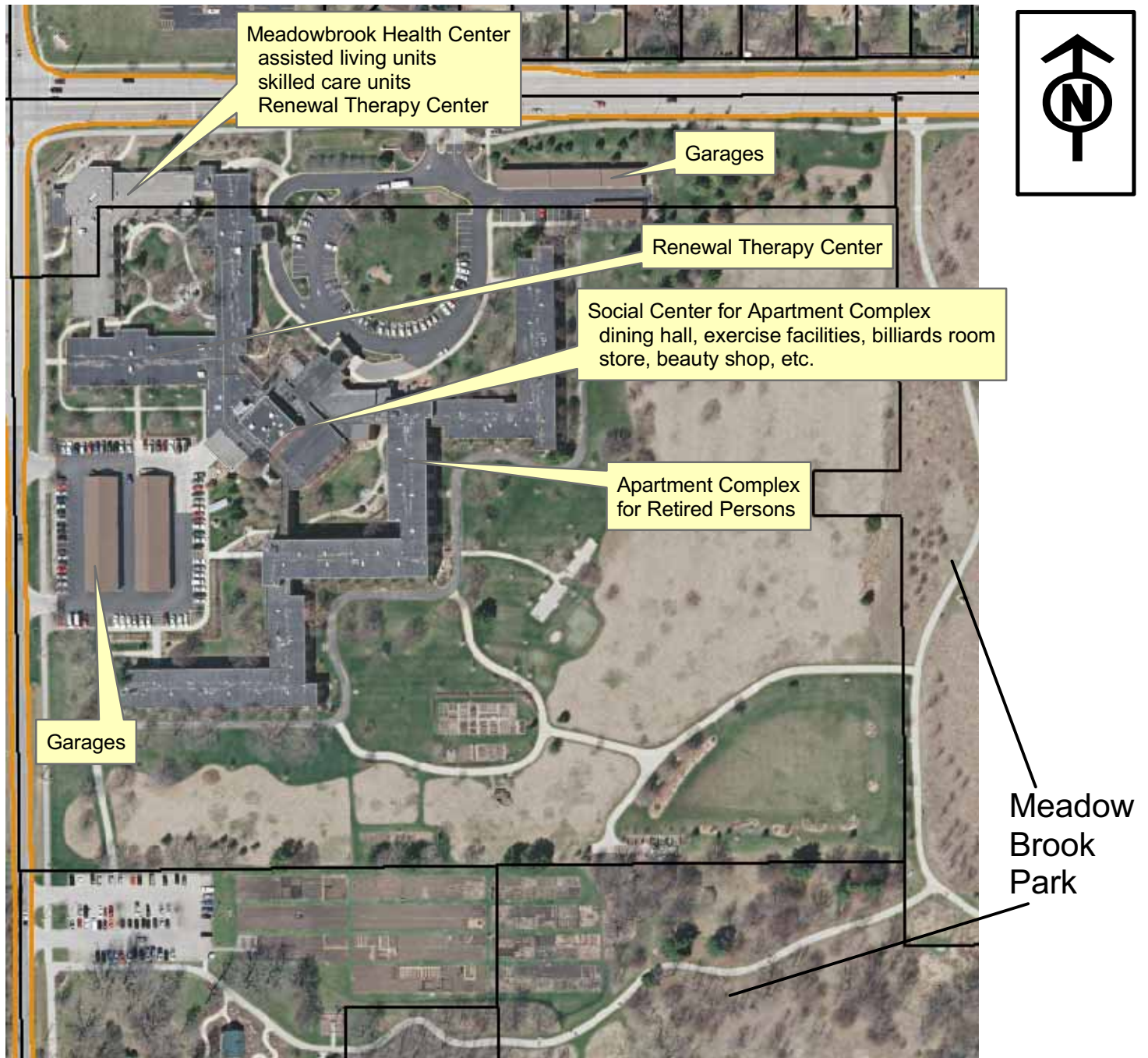
EXHIBIT C: Future Land Use Map



Plan Case: 2010-MAJ-03
 Petitioner: Clark-Lindsey Village, Inc.
 Location: 101 W. Windsor Road
 Subject: Request for a Major Variance to install a freestanding sign in the R-3 Zoning District

Prepared 8/2/2010 by Community Development Services - rlb

EXHIBIT D: SiteMap



Plan Case: 2010-MAJ-03
Petitioner: Clark-Lindsey Village, Inc.
Location: 101 W. Windsor Road
Subject: Request for a Major Variance
to install a freestanding sign
in the R-3 Zoning District

Prepared 8/2/2010 by Community Development Services - rlb



Figure 1: View of existing gateway wall sign on Windsor Road.



Figure 2: View of existing monument sign at intersection of Windsor Road and Race Street.



Figure 3: View of location of new sign on Race Street, to the left of the tree.



Application for Variance

Zoning Board Of Appeals

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

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ ZBA Case No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use/Construction Proposed and the Type and Extent of Variation Requested)* CONSTRUCTION OF A 15 SQUARE FEET DIRECTIONAL SIGN

_____ on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **CLARK-LINDSEY VILLAGE, INC.** Phone: **217 344-2144**

Address (street/city/state/zip code): **101 W. WINDSOR RD., URBANA, IL, 61802**

Email Address: **DREARDANZ@CLARK-LINDSEY.COM**

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

2. OWNER INFORMATION

Name of Owner(s): **CLARK-LINDSEY VILLAGE, INC.** Phone: **217 344-2144**

Address (street/city/state/zip code): **101 W. WINDSOR RD., URBANA, IL, 61802**

Email Address: **DREARDANZ@CLARK-LINDSEY.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: **WINDSOR RD. AT RACE STREET**

PIN # of Location: **93-21-29-200-009**

Lot Size: 27.58 ACRES

Current Zoning Designation: **R3**

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

Proposed Land Use: **SIGN VARIANCE FOR SECTION IX9-4.B**

Legal Description: **TRACT 7 OF MCCOLLOUGH'S PLAT. PART OF N 14 SECTION 29, T19N, R9E OF THIRD PRINCIPLE MERIDIAN, CHAMPAIGN CO.**

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

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

Email Address:

Name of Engineers(s): **THOMAS B. BERNIS** Phone: **217 384-1144**

Address (*street/city/state/zip code*): **405 EAST MAIN STREET, URBANA, IL 61803**

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): **ROBERT BRYAN JOHNS** Phone: **217 344-2144**

Address (*street/city/state/zip code*): **101 W. WINDSOR RD., URBANA, IL 61802**

Email Address: **BJOHNS@CLARK-LINDSEY.COM**

Name of Attorney(s): **CARL WEBBER** Phone: **217 365-5311**

Address (*street/city/state/zip code*): **P.O. BOX 189, URBANA, IL 61801**

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.

PEOPLE ENTER THE CAMPUS MAINLY BY CAR. FUCTIONAL SIGNAGE NEEDS TO BE LARGE ENOUGH TO BE VISIBLE BY MOVING TRAFFIC. THE PROPOSED SIGN IS OF A MINIMUM 15 SQUARE FEET FACE IN ORDER TO DIRECT RACE STREET TRAFFIC TO THE NEW RENEWAL THERAPY CENTER.

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.

ALTHOUGH THE RENEWAL THERAPY CENTER WILL BE PART OF THE EXISTING MEADOWBROOK HEALTH CENTER, A NURSING FACILITY WHICH ALSO INCLUDES SKILLED CARE AND ASSISTED LIVING, THE RENEWAL THERAPY CENTER WILL HAVE AN ENTRANCE SEPARATE FROM MEADOWBROOK HEALTH CENTER ON RACE STREET. THE MAIN ENTRANCE TO MEADOWBROOK HEALTH CENTER'S SKILLED CARE AND ASSTED LIVING SECTIONS IS FROM WINDSOR ROAD.

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

CLARK-LINDSEY VILLAGE, INC., A NOT-FOR-PROFIT CORPORATION, IN CREATING THE RENEWAL THERAPY CENTER, IS RESPONDING TO THE CHANGING NEEDS OF THE GREATER COMMUNITY AND POSITIONING FOR THE MEADOWBROOK HEALTH CENTER'S FUTURE VIABILITY.

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

THE SIGN WOULD FACE A SECTION OF RACE STREET THAT INCLUDES LAND USED AS A CONTINUING CARE RETIREMENT COMMUNITY AND LAND USED PRIMARLIY FOR AGRICULTURE BY THE UNIVERSITY OF ILLINOIS. THE SIGN WOULD NOT AFFECT THE EXCEPTIONAL GARDEN EXPERIENCES OF THE PUBLIC IN VIEWING CLARK-LINDSEY VILLAGE'S GROUNDS.

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

THE SIGN WOULD BE OF SMALL STATURE, AND BE INCLUDED IN A LANDSCAPED BED. THE ADJACENT UNIVERSITY OF ILLINOIS PROPERTY, LOCATED ACROSS RACE STREET TO THE WEST, SUPPORTS AGRICULTURAL ACTIVITIES.

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

YES. THE SIGNAGE WOULD DISPLAY TEXT IN 6 AND 5 INCH LETTERS, A MINIMUM SIZE THAT COULD BE READ BY RACE STREET TRAFFIC, AND THE TEXT ONLY INCLUDES THE ICON FOR THE NEW CENTER, THE NAME, AND THE WORD ENTRANCE.

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

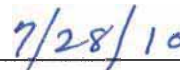
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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



Date

Date: 7-22-10

Client:
Clark Lindsey Village

Project:
Renewal Therapy Center

Notes:
-3'x5' single sided monument sign
*1' setback from property line
*Option for illumination or non-illumination

Drawing Location:
teastin10\Drawings\Clark Lindsey Village (Renewal Therapy Center)

Approval Signature:

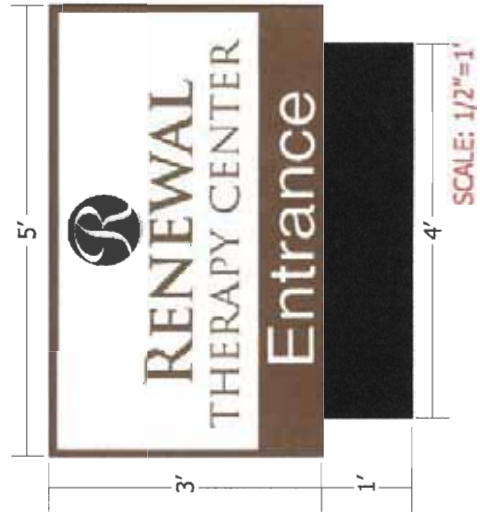
Sales & Design:




Travis Ewatin
teastin@americandowell.com
217-359-6696
217-359-0803 (fax)
1712 W. Hensley Rd. Box. 3788
Champaign, IL 61826



SCALE: 1/8"=1'



SCALE: 1/2"=1'

Date: 7-22-10
Client: Clark Lindsey Village
Project: Renewal Therapy Center
Notes: -3'x5' single sided monument sign *1' setback from property line *Option for illumination or non-illumination
Drawing Location: teastin10\Drawings\Clark Lindsey Village (Renewal Therapy Center)
Approval Signature:
Sales & Design:  Travis Eastin teastin@americandowell.com 217-359-6696 217-359-0803 (fax) 1712 W. Hensley Rd. Box. 3788 Champaign, IL 61826



SCALE: N/A

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

DATE: August 18, 2010

DRAFT

TIME: 7:30 p.m.

PLACE: Urbana City Building
City Council Chambers
400 S. Vine Street
Urbana, IL 61801

MEMBERS PRESENT Paul Armstrong, Stacy Harwood, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

STAFF PRESENT Jeff Engstrom, Planner I; Rebecca Bird, Planner I; Teri Andel, Planning Secretary

OTHERS PRESENT Robert DeAtley, Bryan Johns, Fred Lux

NEW PUBLIC HEARINGS

Case No. ZBA-2010-MAJ-03: A request by Clark-Lindsey Village for a Major Variance to install a monument sign at the Race Street entrance of Clark-Lindsey Village located at 101 West Windsor Road in the R-3, Single and Two-Family Residential Zoning District.

Rebecca Bird, Planner I, presented this case to the Zoning Board of Appeals. She began by stating the purpose for the proposed major variance. She discussed the zoning and current land use of the subject site and of the surrounding properties. She discussed how Section IX-4.B of the Urbana zoning Ordinance pertains to the proposed request for a monument sign. She reviewed the variance criteria from Section XI-3 of the Zoning Ordinance. City staff's recommendation was to recommend approval of the variance to the City Council subject to the follow two conditions:

1. That the sign area, height and monument size do not exceed the dimensions shown in the sign plan submitted with the application.
2. That the sign is located on the property as shown in the site plan submitted with the application.

Mr. Warmbrunn asked why the sign is single-sided facing the street rather than double-sided facing north-south. Did City staff impose this on the petitioner? Ms. Bird responded that this is

the proposal submitted by the petitioner. City staff did not recommend that the sign be single-sided or that it face west.

Mr. Warmbrunn wondered if City staff would be opposed to a double-sided sign facing north-south. Ms. Bird replied no.

Mr. Warmbrunn noticed that one part of the written staff report says that there will not be an increase in the use of the property; however, another part says that the Renewal Therapy Unit will have visitors. Is the new unit for outsiders and not for people who live there? Ms. Bird explained that the Alzheimer's Skilled Care Unit is currently located where the proposed Renewal Therapy Unit will be. The Renewal Therapy Unit will serve people who are residents of the Clark-Lindsey Village as well as members of the public. The petitioner has only submitted an application for the proposed sign and not for an increase in the use of the property. Mr. Warmbrunn asked if there is an increase in use, then the City will review parking requirements when an application for that has been submitted. Ms. Bird said yes.

Ms. Uchtmann inquired whether the proposed sign would match the existing gateway sign. Ms. Bird said no.

Ms. Harwood questioned why the Zoning Board of Appeals is reviewing a sign variance when the future use has not been reviewed or approved. Ms. Bird answered that the petitioner has only applied for a sign variance. She believes that the change in use meets the requirements of the agreement that the Clark-Lindsey Village has with the City of Urbana. We may only see the changes when the petitioner submits building permit applications. City staff would evaluate the building permit applications for the intensity of the use and to see if it still meets the parking requirements.

Ms. Harwood asked what sign regulations are in place regarding shape, color, materials, lighting, etc. Ms. Bird pointed out that there are not generally standards for sign aesthetics. There are regulations restricting lighting. Jeff Engstrom, Planner I, added that the City recently adopted a text amendment to the Urbana Zoning Ordinance to regulate the intensity of lighting on signs.

With no further questions for City staff, Chair Armstrong opened the hearing for public input.

Bryan Johns, Landscape Architect for Clark-Lindsey Village, and Fred Lux, Director of Environmental Services for Clark-Lindsey Village, approached the Urbana Zoning Board of Appeals to answer any questions that they may have.

Mr. Warmbrunn asked if the petitioner wanted people to park in the parking area off Race Street to avoid outsiders from entering through the main door. Mr. Johns explained that they want to change the entry for the new use because the activity will be a little different than from the other sections of the facility. Mr. Lux added that it will be more of a convenience for the people coming to Clark-Lindsey Village for the Renewal Therapy Unit.

Mr. Warmbrunn wondered what their thoughts were in selecting the proposed sign. Mr. Johns stated that there are mature plants that they want to preserve. Clark-Lindsey Village is known for the landscaping on its grounds and many residents choose to live there because of their

landscape, so they do not want to alter the plant material. However, they still want people to be able to find where to park for the Renewal Therapy Center.

Mr. Warmbrunn felt that many people will not see the proposed sign until after they pass by it. Mr. Johns said that they anticipate most of their traffic to come from the north.

Mr. Warmbrunn inquired as to whether the petitioner plans to move the Employee parking to another location. Mr. Johns said yes. They anticipate that there will only be about three people coming to the Renewal Therapy Center at one time. They will keep the handicap parking as it currently is.

Ms. Harwood questioned why they are unable to turn the sign to face north-south. Mr. Johns explained that the sign is located fairly close to the property line. The existing tree and street light would block the south side of the sign. There is a hedge on the north side that blocks the view of the cars that would also block the view of the sign from the north.

Ms. Harwood wondered how the proposed sign would fit in with the existing landscape. The other signs have more of a brick, permanent look. Mr. Johns explained that they wanted to make the proposed sign a minimal size and be unobtrusive. They do not want to bring a lot of attention to the structure, and they plan to add some plant material around the sign to soften it. Mr. Lux pointed out that they are not looking to use the sign for advertisement, but rather as a directional sign instead to show people where to park.

Ms. Harwood inquired as to why the petitioner is asking for a sign variance before obtaining building permits. Mr. Lux stated that they have the building permit for the minor remodel. Mr. Johns added that in terms of the health center, they are not changing the number of beds. They are just reallocating space. Business is changing for nursing homes, and one of the ways that Clark-Lindsey Village plans to make that change is by offering a Renewal Therapy Center.

Mr. Welch offered a point of clarification by saying that the remodel is already allowed. They are only coming to the Zoning Board of Appeals for the sign variance because that is all they need.

With no further audience testimony, Chair Armstrong closed public input and entertained Zoning Board of Appeals discussion and motions.

Ms. Uchtmann moved that the Zoning Board of Appeals forward this case to the City Council with a recommendation for approval with the conditions as recommended by City staff. Mr. Welch seconded the motion. Roll call was as follows:

Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes
Ms. Harwood	-	Yes	Mr. Armstrong	-	Yes
Ms. Uchtmann	-	Yes			

The motion was passed by unanimous vote.