

# Request for City Council Action

**Date:** December 8, 2015

|   |   |
|---|---|
| <b>Agenda Section:</b> Consent<br><br><b>No. 5</b>  | <b>Originating Department:</b><br><br>Planning Services/Legal |
| <b>Item:</b> A Resolution approving modifications to the NB, Neighborhood Business, District for Signage for CrossFit Henosis located at 500 North Oakland Avenue<br><br><b>No. 5.4</b> | <b>Approved:</b>  |

**Background and Summary:**

CrossFit Henosis has submitted plans for the installation of signage located at 500 North Oakland Avenue. CrossFit Henosis was recently approved by the Planning Services division for its proposed location in a warehouse building of the former National Guard Armory property. The owners are proposing to install a total of three signs on the site. The owners are not planning to illuminate any of the proposed signage. The first sign will be in the form of a two-sided hanging sign mounted perpendicular to the warehouse above the door of the business. The second sign will be located on the east side of the same building with an arrow directing traffic to the location. The third sign will be a minor directional sign located on the fence on the east side of the property.

The subject property is zoned NB, Neighborhood Business, which requires City Council review and approval of any increase in the size, location, or amount of signage (15-2.17.11). In reviewing the proposed modifications, Staff has determined that all signage meets the square footage requirements regulated by the Carbondale Revised Code. The proposed architectural signage totals twenty eight (28) square feet, which is within the allowed 116 square feet for the business (15-4.10.5.C.8). The minor directional sign totals six (6) square feet, which is within the allowed ten (10) square feet for minor directional signage (15-4.10.9.E).

Attached for Council review are the following:

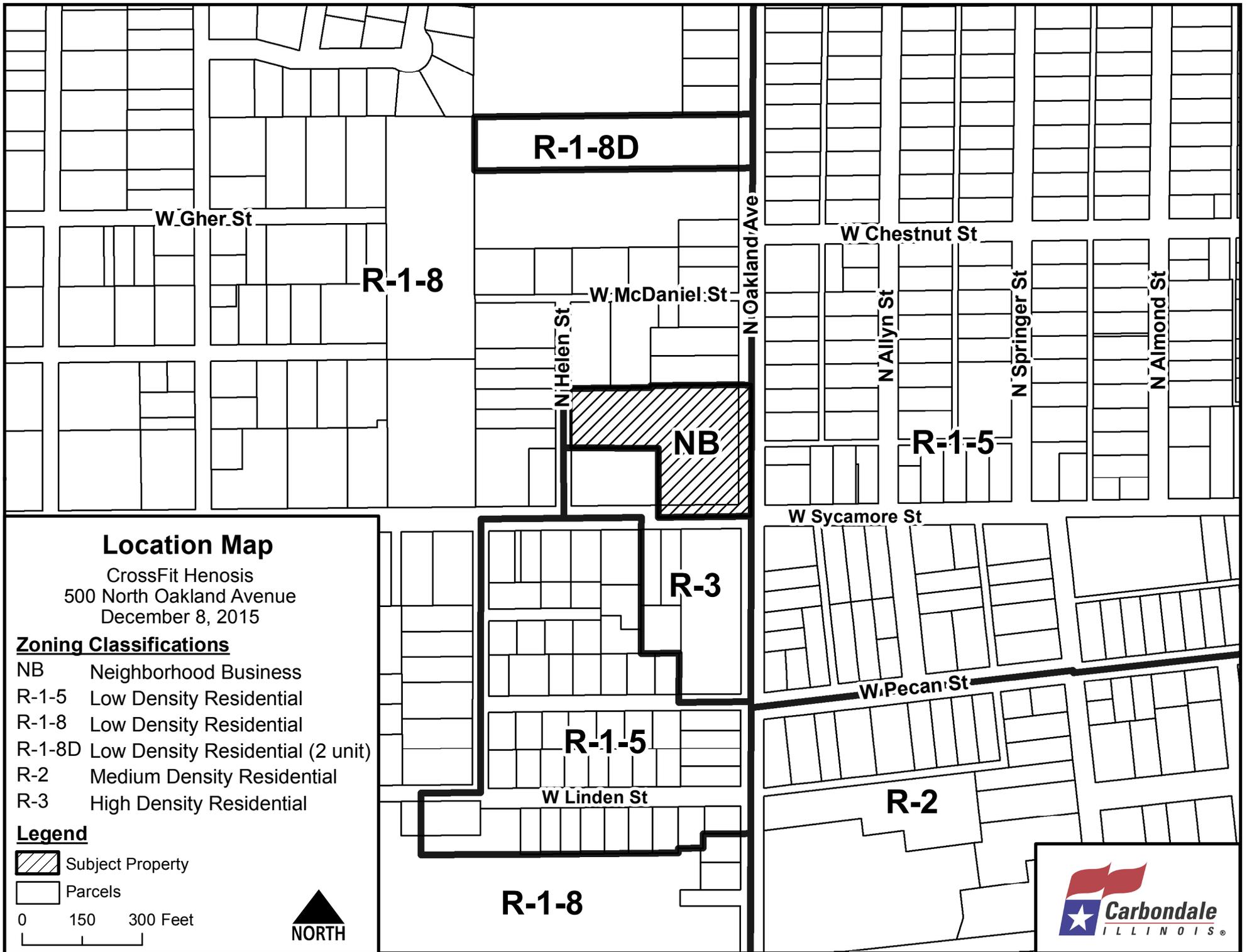
1. A location map
2. A Resolution approving the modifications for the NB District located at 500 North Oakland Avenue.
3. A copy of the proposed modifications for the NB district.

**Recommended Motion:**

It is recommended that the Council move “to adopt the Resolution approving modifications to the NB, Neighborhood Business, district for signage for CrossFit Henosis located at 500 North Oakland Avenue.”

|                               |                           |                         |                   |                             |
|-------------------------------|---------------------------|-------------------------|-------------------|-----------------------------|
| Engineering Approval Obtained | Finance Approval Obtained | Legal Approval Obtained | Approval Obtained | Manager's Approval Obtained |
|-------------------------------|---------------------------|-------------------------|-------------------|-----------------------------|

Council Action: Motion by \_\_\_\_\_ 2nd by \_\_\_\_\_ to \_\_\_\_\_



**Location Map**

CrossFit Henosis  
 500 North Oakland Avenue  
 December 8, 2015

**Zoning Classifications**

- NB Neighborhood Business
- R-1-5 Low Density Residential
- R-1-8 Low Density Residential
- R-1-8D Low Density Residential (2 unit)
- R-2 Medium Density Residential
- R-3 High Density Residential

**Legend**

-  Subject Property
  -  Parcels
- 0 150 300 Feet





**RESOLUTION NO. 2015-R-\_\_**

**A RESOLUTION APPROVING MODIFICATIONS TO THE NB, NEIGHBORHOOD  
BUSINESS, DISTRICT FOR SIGNAGE FOR CROSSFIT HENOSIS.  
(500 North Oakland Avenue)**

WHEREAS, the City of Carbondale has adopted Ordinance No. 2013-14, as amended, commonly referred to as the Zoning Ordinance and incorporated in the Revised Code of the City of Carbondale as Title 15; and,

WHEREAS, Section 15-2.17.11. of the Revised Code of the City of Carbondale, Illinois, requires that any modification to an NB, Neighborhood Business, district be submitted to the City Council for final review and approval; and,

WHEREAS, the modifications for CrossFit Henosis located at 500 North Oakland Avenue submitted by Nathan and Wendy Bressner, was reviewed by the City Planning Services Division and has been tentatively approved pending City Council review.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

1. That the City Council has determined that (a) the elements of the modifications are arranged and designed to reflect the principals and objectives of the intent of Section 15-2.17 of

the said Zoning Ordinance, and (b) the design of the Neighborhood Business district will not be detrimental to the public health, safety, or general welfare.

2. That the final NB development plan governing development of land zoned NB, Neighborhood Business, as prepared for CrossFit Henosis, pursuant to said Ordinance No. 2013-14 as amended, be and is hereby approved.

3. That the final NB development plan attached as Exhibit A shall be kept on file in the Planning Services Division and shall be binding upon the applicants, their successors and assigns, and shall limit and control the construction, location, and use of all land and structures as provided in Section 15-2.17 of the said Zoning Ordinance.

4. That this Resolution shall be spread at length upon the minutes records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of  
Carbondale on the 8<sup>th</sup> day of December, 2015.

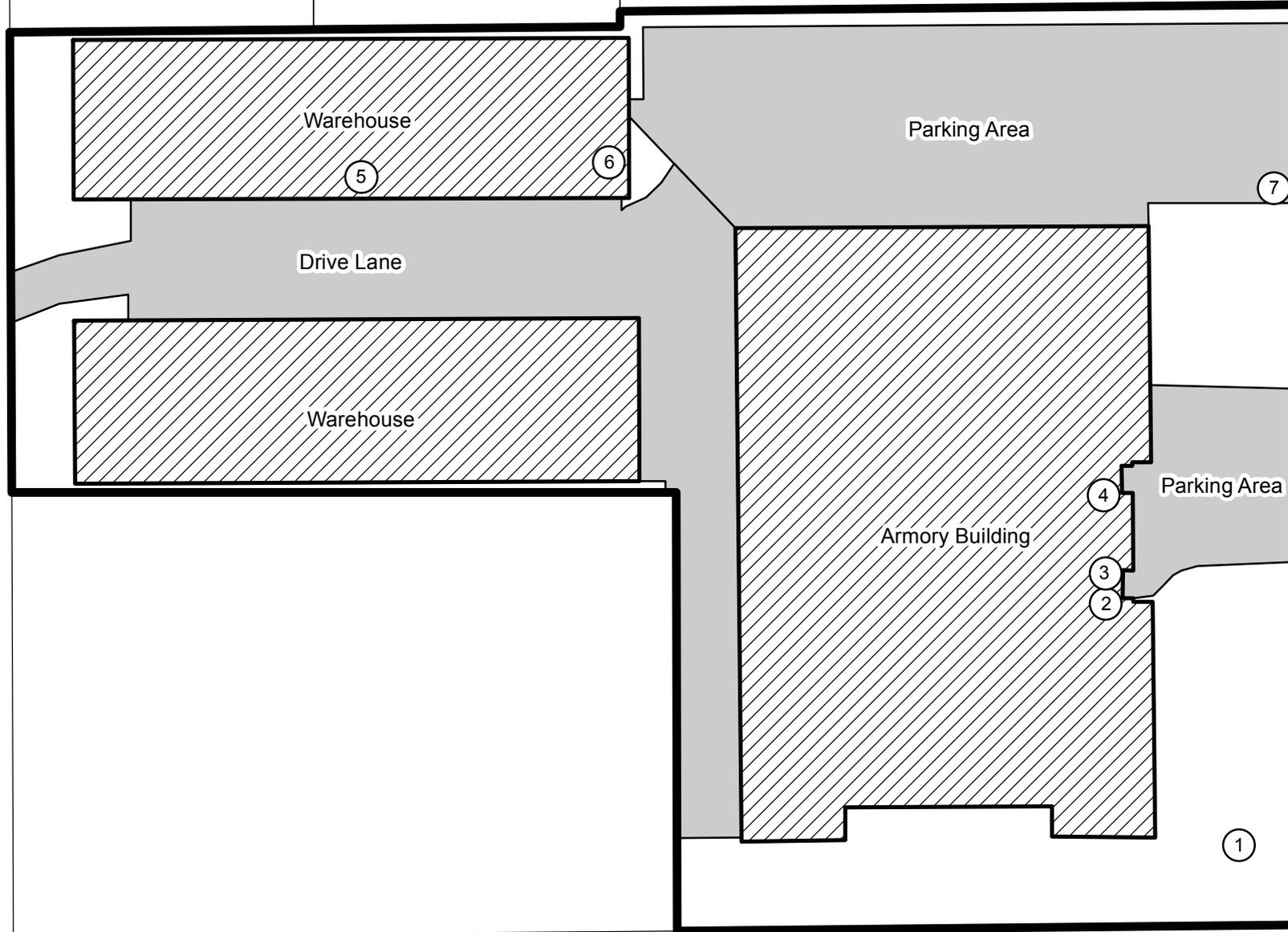
APPROVED: \_\_\_\_\_  
John M. Henry, Mayor

ATTEST: \_\_\_\_\_  
Jennifer Sorrell, City Clerk

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
P. Michael Kimmel, City Attorney

**Exhibit A**  
**CrossFit Henois Signage**  
500 North Oakland  
(2.17 Acres; 94,900 sq. ft.)



0 25 50 Feet



-  Paved area
-  Structures
-  Existing Signs (1-4)
-  Proposed Signs (5-7)

Exhibit A – Neighborhood Business District Signage  
1-4 Existing Signage



1 Illinois National Guard Sign  
(4'9" x 10'1")



2 Five Rings Armory door sign  
(1' x 2')



3 Five Rings Armory  
(4" x 3'4")



4 Alpha Rental  
(2' x 4')

Exhibit A – Neighborhood Business District Signage  
5-7 Proposed Signage



CrossFit Henosis Architectural Sign  
2 Sided, (2' x 3')



CrossFit Henosis Architectural Sign  
(4' x 4')



CrossFit Henosis Minor Directional Sign  
(2' x 3')