

UPTOWN DESIGN REVIEW COMMISSION

ANNUAL REPORT 2015



The Town of Normal Uptown Design Review Commission was established by the Town Council in 2002 and consists of seven (7) members appointed by the Mayor and Council. At the end of 2015, commissioners included Rick Kentzler (Chairperson), Dennis French (Vice Chairperson), Dave Burnison, Barbie Fuller, and Chuck McGuire. Commissioner Sarah Kathro resigned mid-year. The Commission meets at 4:00 p.m. on the second Monday of every month at Uptown Station for its regularly scheduled meetings. All meetings are open to the public.

PURPOSE OF THE COMMISSION

The Uptown Design Review Commission applies design guidelines in the B-2 Central Business District in a manner that will foster and promote high quality, attractive development and rehabilitation of structures within the District. The powers and duties of the Commission are listed in Section 15.17-1(E) of the Town of Normal Municipal Code.

APPLICATION FOR CERTIFICATE OF COMPLIANCE

The Uptown Design Ordinance applies to all exterior building renovation, new construction or other exterior alterations to property located within the B-2 Central Business District that requires a permit from the Town. The UDRC issues a Certificate of Compliance to indicate that such renovation, construction or alteration complies with the design guidelines set forth in the Uptown Design Ordinance.

Applications for Certificate of Compliance go through the public hearing process unless the projects qualify for expedited review, which is available for projects costing less than \$3,000.00, for the replacement of like materials that comply with the ordinance, and for emergency situations. When a public hearing is required, notice must be published. If the commission denies a Certificate of Compliance, the applicant may appeal to the Town Council. Applications for Certificates of Compliance are available in the Inspection Department, in the office of the City Clerk, and on the Town website at www.normal.org.

The Commission reviewed 7 applications for Certificate of Compliance in 2015, of which 5 underwent expedited review. All but one of the applications were approved. Table 1 provides a summary.

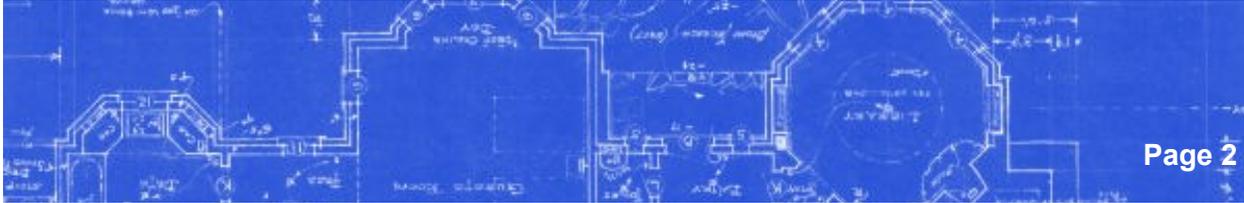


Table 1: Certificates of Compliance (2015)

Case No.	Address	Project Description	Decision
CC-15-03-01E	305 W Beaufort	Signs (directional and wall) (Crepe Geeks)	Approved
CC-15-03-02E	108 E Beaufort	Sign (Slingshot Co-Work)	Approved
CC-15-03-03E	112 E Beaufort	Sign (Anand India)	Approved
CC-15-06-04E	104 S. Linden	Sign (Twin City Trade)	Approved
CC-15-08-05	11 Uptown Circle	Sign (Parking Informational Sign)	Approved
CC-15-08-06	101 W. Mulberry	Sign (Digital Informational Sign)	Denied
CC-15-08-07E	102 W North	Sign (Projecting)	Approved

Items that require a code variance must also go before the Town Council for final approval. The signs proposed for the Uptown Station parking deck (11 Uptown Circle) were approved by the Town Council on September 8, 2015 in a 6-0 vote. At that same meeting, the Council expressed concern with various aspects of the digital sign proposed for the College Avenue Parking Deck (101 W. Mulberry), and the item was withdrawn.

