



CITY OF URBANA
ZONING BOARD OF APPEALS REGULAR
MEETING

DATE: Wednesday, October 18, 2023

TIME: 7:00 PM

PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Minutes of Previous Meeting

Minutes from the July 19, 2023 Regular Meeting

D. Continued Public Hearings

E. New Public Hearings

ZBA-2023-C-05: A request by Wes Taylor, on behalf of Taylor Construction and Design, LLC, for a conditional use permit to allow a self-storage facility at 205 North High Cross Road, in the B-3 (General Business) district.

F. Unfinished Business

G. New Business

H. Public Input

I. Staff Report

J. Study Session

K. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanaininois.us. The subject line of the email must include the words "ZONING BOARD OF APPEALS - PUBLIC INPUT" and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2440

Email: Planning@urbanaillinois.us

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaillinois.us/uptv>.

MINUTES OF A REGULAR MEETING**URBANA ZONING BOARD OF APPEALS****DRAFT****DATE:** July 19, 2023**TIME:** 7:00 P.M.**PLACE:** Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Joanne Chester, Matt Cho, Ashlee McLaughlin, Adam Rusch, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch**STAFF PRESENT:** Marcus Ricci, Planner II; Kimberly Smith, Community Development Services Director; Stepheny McMahon, Economic Development Supervisor; Darius White, Economic Development Coordinator; UPTV Camera Operator**PUBLIC PRESENT:** Tim Chao, Eric Ehmann

1. CALL TO ORDER and ROLL CALL

Chair Welch called the meeting to order at 7:04 p.m. Roll call was taken, and he declared a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES of PREVIOUS MEETING

Chair Welch announced that Matt Cho arrived at 7:05 p.m.

The minutes of the May 17, 2023 regular meeting were presented for approval. Mr. Rusch moved that the Zoning Board of Appeals approve the minutes as written. Mr. Warmbrunn seconded the motion. The minutes were approved by unanimous voice vote.

4. CONTINUED PUBLIC HEARINGS

There were none.

NOTE: Chair Welch swore in members of the audience who wished to speak during a public hearing.

5. NEW PUBLIC HEARINGS

ZBA-2023-MAJ-02: A request by Tim Chao, dba BakeLab LLC, on behalf of GSA Group, to reduce a portion of the minimum front yard along North Lincoln Avenue to seven feet, eight

inches (49% of the required yard), at 410 North Lincoln Avenue, in the B-3, General Business Zoning District.

Chair Welch opened the public hearing for Case No. ZBA-2023-MAJ-02. Marcus Ricci, Planner II, reviewed the written staff report. He reviewed the options of the Zoning Board of Appeals and presented staff's recommendation for approval.

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

Mr. Warmbrunn asked if the planters and pergola would be up all year round. Mr. Ricci said yes. His understanding is that the solar shade would be removed during the winter months.

Mr. Cho asked for clarification on what would be allowed to encroach into a front yard. Mr. Ricci replied that landscape features, outdoor living areas (such as a raised deck), and building ornamentation pieces (such as cornices and eaves) are permitted to encroach into required front yards.

Mr. Cho asked if the future zoning plan would alleviate the need for this type of request. Mr. Ricci explained that the Future Land Use designation was taken from the 2005 Comprehensive Plan. It is possible that the future update of the Comprehensive Plan might direct City staff to make changes to the Zoning Ordinance to allow pergolas in required front yards.

Ms. Uchtmann asked if pergolas have covers. Mr. Ricci said that pergolas typically have a series of vertical slats that act as cover as the sun moves across. Riggs Brewery have solar panels that act as covers. The request is to allow the encroachment of a structure into the required front yard.

With there being no further questions for City staff, Chair Welch reviewed the procedures for a public hearing and then opened the hearing for input from the audience. He invited the applicant to approach the Board to speak on behalf of his request.

Tim Chao, applicant, approached the Zoning Board of Appeals to speak. He stated that this is about having an outdoor café in the Lincoln Avenue corridor that is for everyone to see and enjoy.

Eric Ehmann approached the Zoning Board of Appeals to speak in favor of the proposed request. He stated that the outdoor seating area gives a neighborhood feel to the area. It would be nice to have a cover blocking the sun.

Mr. Welch asked how long Mr. Ehmann has lived in the area. Mr. Ehmann replied seven years.

With there being no additional input from the audience, Chair Welch closed the public input portion of the hearing and opened it for discussion and/or motion(s) of the Board.

Mr. Ricci noted that staff did not add a condition to tie the submitted site plan to the approval; however, the Board could add such a condition. Chair Welch stated that is a good idea.

Mr. Rusch moved that Case No. ZBA-2023-MAJ-02 be forwarded to City Council with a recommendation of approval with the condition that the structures generally conform to the site plan attached in the written staff memo. Ms. Uchtmann seconded the motion.

Roll call on the motion was as follows:

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

The motion was passed by unanimous vote. Mr. Ricci announced that this case would be forwarded to Committee of the Whole on Monday, August 21, 2023, and to City Council on Monday, August 28, 2023.

6. UNFINISHED BUSINESS

There was none.

7. NEW BUSINESS

There was none.

8. PUBLIC INPUT

There was none.

9. STAFF REPORT

There was none.

10. STUDY SESSION

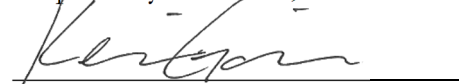
There was none.

Ms. Uchtmann inquired about the residential development close to the City Building. She asked if the City staff encouraged parking on the inside of the development rather than it being on the outside close to the street. It is difficult to live next to the City Building with sirens coming from the Police and Fire Departments. Mr. Ricci replied that good urban planning practice is to encourage parking in the rear of the property or along adjacent streets rather than between the street and the building. He said that an additional five or six feet of space would not reduce the noise impact much. Ms. Chester added that having an access onto Vine Street would cause traffic to back up.

11. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Kevin Garcia, Secretary
Zoning Board of Appeals



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Zoning Board of Appeals

FROM: Nick Olsen, Planner I

DATE: October 13, 2023

SUBJECT: **ZBA-2023-C-05:** A request by Wes Taylor, on behalf of Taylor Construction and Design, LLC, for a conditional use permit to allow a self-storage facility at 205 North High Cross Road, in the B-3 (General Business) district.

Introduction

Taylor Construction and Design, LCC requests a conditional use permit to build a self-storage facility at 205 North High Cross Road. Self-storage facilities are allowed by conditional use permit in the B-3 (General Business) district.

The Zoning Board of Appeals must review the conditional use permit application and hold a public hearing. The Board may vote to approve, approve with conditions, or deny the application. Staff recommend the ZBA approve the conditional use permit, finding that the conditional use criteria have been met.

Background

The property at the corner of University Avenue and High Cross Road was annexed into Urbana in 1991 as part of the Beringer Commons subdivision and was zoned B-1 (Neighborhood Business) at that time. Aldi later purchased the lot, and in 2004 subdivided it into two lots: the south lot for the Aldi grocery store, and the north lot (the subject property) to be sold for another business use.

In 2020, City Council approved a rezoning¹ of the parcel from B-1 to B-3 (General Business) and a special use permit² for OSF Healthcare to build a clinic at the location. The plans for a clinic were never realized, and Taylor Construction and Design, LLC is now under contract to purchase the property for a proposed self-storage use.

Description of Site and Area

The site is approximately 632,000 square feet, or 2.2 acres, and is located on High Cross Road, north of University Avenue. There is existing access off High Cross Road at the northeast corner of the property (see Exhibit D). The property is currently vacant.

The following chart identifies the current zoning, and existing and future land use of the site and surrounding properties (see Exhibits A, B, and C).

¹ Ordinance No. 2020-04-023

² Ordinance No. 2020-04-025

Direction	Zoning	Existing Land Use	Future Land Use
Site	B-3 (General Business)	Vacant	Community Business
North	R-4 (Medium Density Multi-Family Residential)	Common-Lot-Line Dwellings	Residential
East	County AG-2 (Agriculture)	Mobile Home Park and Farmland	Community Business
South	B-1 (Neighborhood Business)	Grocery Store	Residential
West	R-4 (Medium Density Multi-Family Residential)	Common-Lot-Line Dwellings	Residential

Table 1. Zoning and Land Use

Discussion

The applicant's proposed self-storage facility would consist of five one-story warehouse buildings containing a total of approximately 300 units with a mixture of climate-controlled and standard options. The facility would be automated and have access hours similar to nearby businesses.³ Off-site staff would be available for assistance during business hours.

There is a six-foot, opaque wall between the site and adjacent residential properties to the north and west, which was required by the 2004 Ordinance approving the Special Use Permit for the adjacent Aldi grocery store, who also owned the subject property at the time.⁴ The applicant would construct additional fencing along the south and east property lines, as shown on the preliminary site plan (Exhibit D).

Prior to any construction, the applicant would be required by the Land Development Code to go through the Minor Development process, due to the increase in impervious surface area. The Minor Development process would require a plat and stormwater management plan to be submitted for review by City staff. There is some existing stormwater infrastructure on the site in the form of a drainage ditch running along the High Cross Road frontage. The Minor Development process would also require the applicant to build a sidewalk along High Cross Road, connecting to existing sidewalks to the north and south.

The preliminary site plan generally conforms to Urbana's zoning regulations⁵, and, as no variances are being requested, any issues would need to be addressed in the final site plans, which would be reviewed for zoning and building code compliance prior to construction.

³ The applicant states that the facility would have operating hours between 7:00 a.m. and 10:00 p.m. A 2004 Special Use Permit (Plan Case 1909-SU-04) limited the hours of the grocery store to the south to between 7:00 a.m. and 8:00 p.m., and prohibited deliveries between 12:00 a.m. and 6:00 a.m.

⁴ Ordinance No. 2004-12-152

⁵ The preliminary site plan does not show 3 parking spaces that would be required for the proposed facility. The

Requirements for a Conditional Use Permit

According to § VII-2 of the Urbana Zoning Ordinance, an application for a conditional use permit shall demonstrate the following requirements shown in italics.

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

Without a formal market study, it is difficult to evaluate the general demand for self-storage in the area. Earlier this year, the ZBA approved a conditional use permit for an expansion of a self-storage facility on Philo Road⁶, where the owner reported operating at capacity prior to the expansion. The area surrounding 205 North High Cross Road includes a variety of housing types, where residents may find nearby storage useful.

There is currently one other self-storage facility located nearby, on Tatman Court to the south. Urbana's other self-storage options are farther away, with one business on East University Avenue and multiple businesses located along South Philo Road and North Cunningham Avenue.

As the property is currently vacant, a self-storage business on the parcel would generate more tax revenue for the City. As part of the Minor Development process, the owner would also be required to build a sidewalk along High Cross Road, connecting to existing sidewalks to the north and south, which would benefit people in the area, especially those walking from homes to north down to Aldi or Walmart.

Staff find this criteria met.

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 self-storage facility would have business hours between 7:00 a.m. and 10:00 p.m. Due to the nature of a self-storage business, where customers visit units relatively infrequently to deposit or retrieve items, staff do not anticipate a significant increase in traffic relative to the existing grocery store immediately to the south, other businesses on High Cross Road, or many of the business uses permitted by right in the B-3 district. The existing curb cut at the northeast corner of the property is already at an optimal location, being as far as possible from the intersection of High Cross Road and University Avenue to the south.

The property has existing screening from adjacent residential properties. The proposed self-storage buildings would all be a single story. Because the B-3 district has no explicit building height maximum, the proposed building heights should be considered minimal when compared with other buildings that could be built by right.

Stormwater, lighting, and building plans would all be reviewed for code compliance prior to a building permit being issued.

Staff find this criteria met.

applicant has been informed of this, and spaces would be included on the final site plan. The preliminary plan conforms with all other zoning regulations.

⁶ ZBA-2023-C-02

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 § VII-3.*

The applicant has requested no additional special permits or variances, and the proposal will conform to all other development requirements and regulations for the district.

Illinois Route 130 is a north-south state highway that turns into High Cross Road within Urbana's municipal boundary. The road and surrounding area contain a variety of business, office, and industrial uses serving nearby residential areas. Tatman Court, a nearby IN-1 (Light Industrial) zoned office park off High Cross Road to the south, contains an existing self-storage facility.

Staff find the proposed use to be generally compatible with the character of the surrounding land uses and find this criteria met.

Consideration

According to Zoning Ordinance § XII-2, the Zoning Board of Appeals shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the conditional 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 Zoning Board of Appeals may also impose 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 Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Regulate vehicular access and volume;
4. Require conformance to health, safety, and sanitation requirements as necessary;
5. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. The proposal would be conducive to the public convenience because it would be located in an area of Urbana that currently has limited self-storage options and would improve connectivity and pedestrian infrastructure by installing a sidewalk along High Cross Road.
2. The proposal would not be a detriment to the district because it would be unlikely to generate significantly more traffic than existing businesses in the area, operating hours would be similar to existing area businesses, and screening would be provided in accordance with City regulations.
3. The proposed use would be compatible with existing land uses in the area and comply with regulations for B-3 properties as laid out in the Zoning Ordinance.

Options

The Zoning Board of Appeals has the following options in Case No. ZBA-2023-C-05:

1. **Approve** the conditional use as submitted; or
2. **Approve the conditional use along with any additional conditions and requirements** as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. **Deny** the conditional use as submitted.

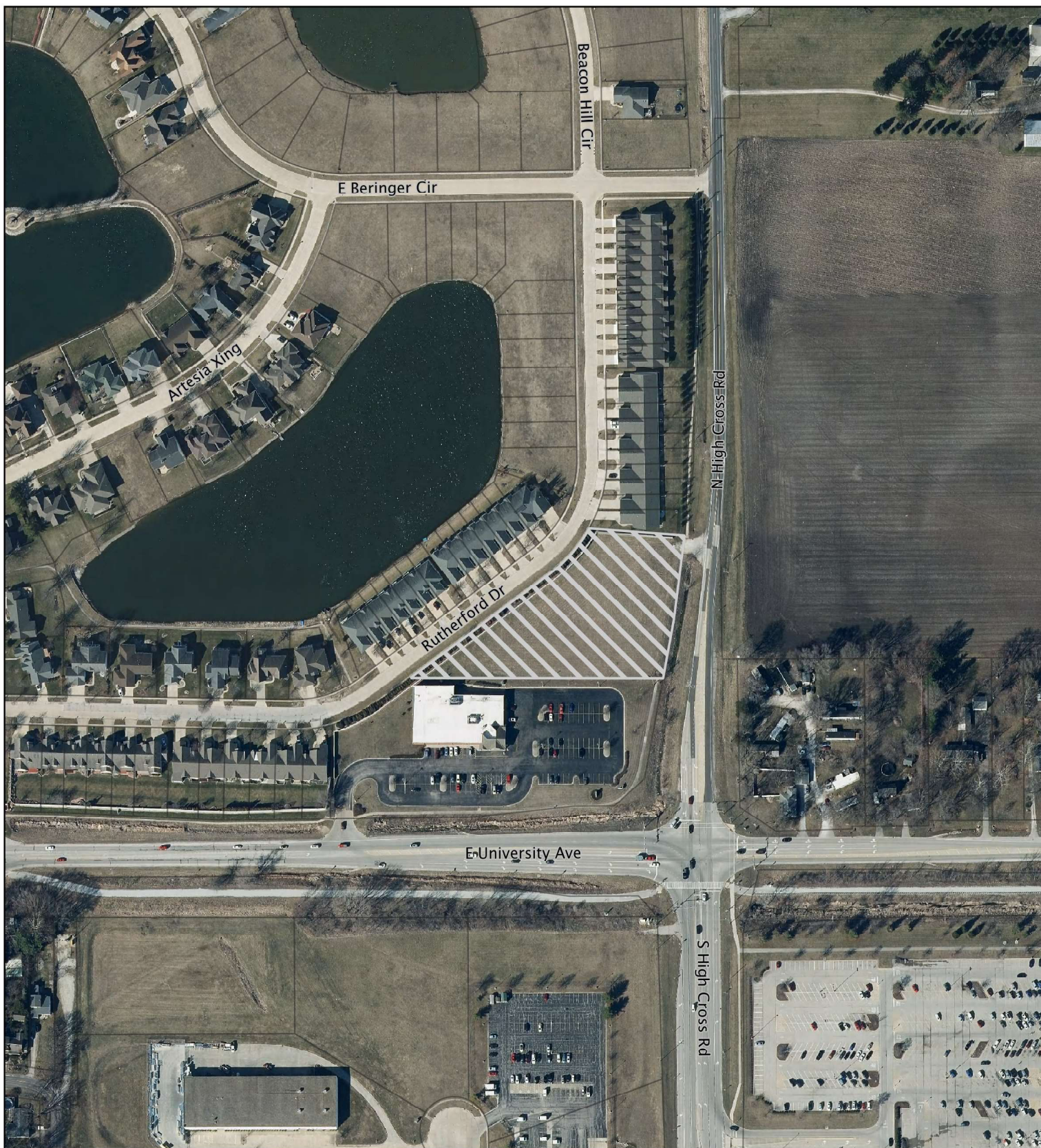
Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **APPROVE** the proposed conditional use in case ZBA-2023-C-05, with the following conditions:

1. The self-storage facility shall generally conform to the attached site plan.
2. The self-storage facility's operating hours shall be between the hours of 7:00 a.m. and 10:00 p.m.

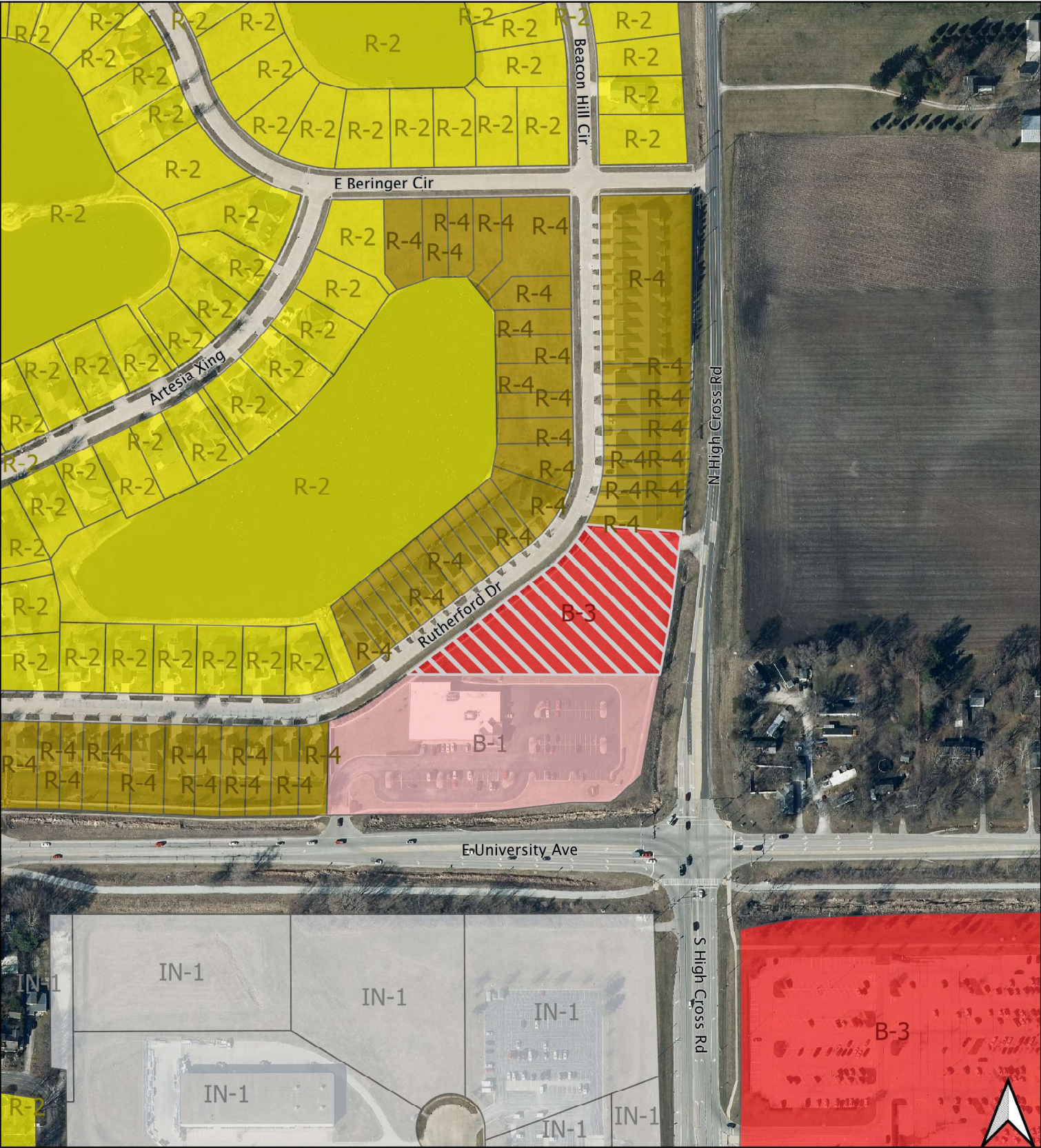
Attachments: Exhibit A: Location Map
 Exhibit B: Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Site Plan
 Exhibit E: Building Rendering and Site Photos
 Exhibit F: Conditional Use Permit Application
 Exhibit G: Public Input

cc: Taylor Construction and Design, LLC, Applicant



Case: ZBA-2023-C-05
 Subject: Conditional Use Permit for Self-Storage Facility
 Location: 205 North High Cross Road
 Applicant: Taylor Construction and Design, LLC

 Subject Property



Case: ZBA-2023-C-05
Subject: Conditional Use Permit for Self-Storage Facility
Location: 205 North High Cross Road
Applicant: Taylor Construction and Design, LLC

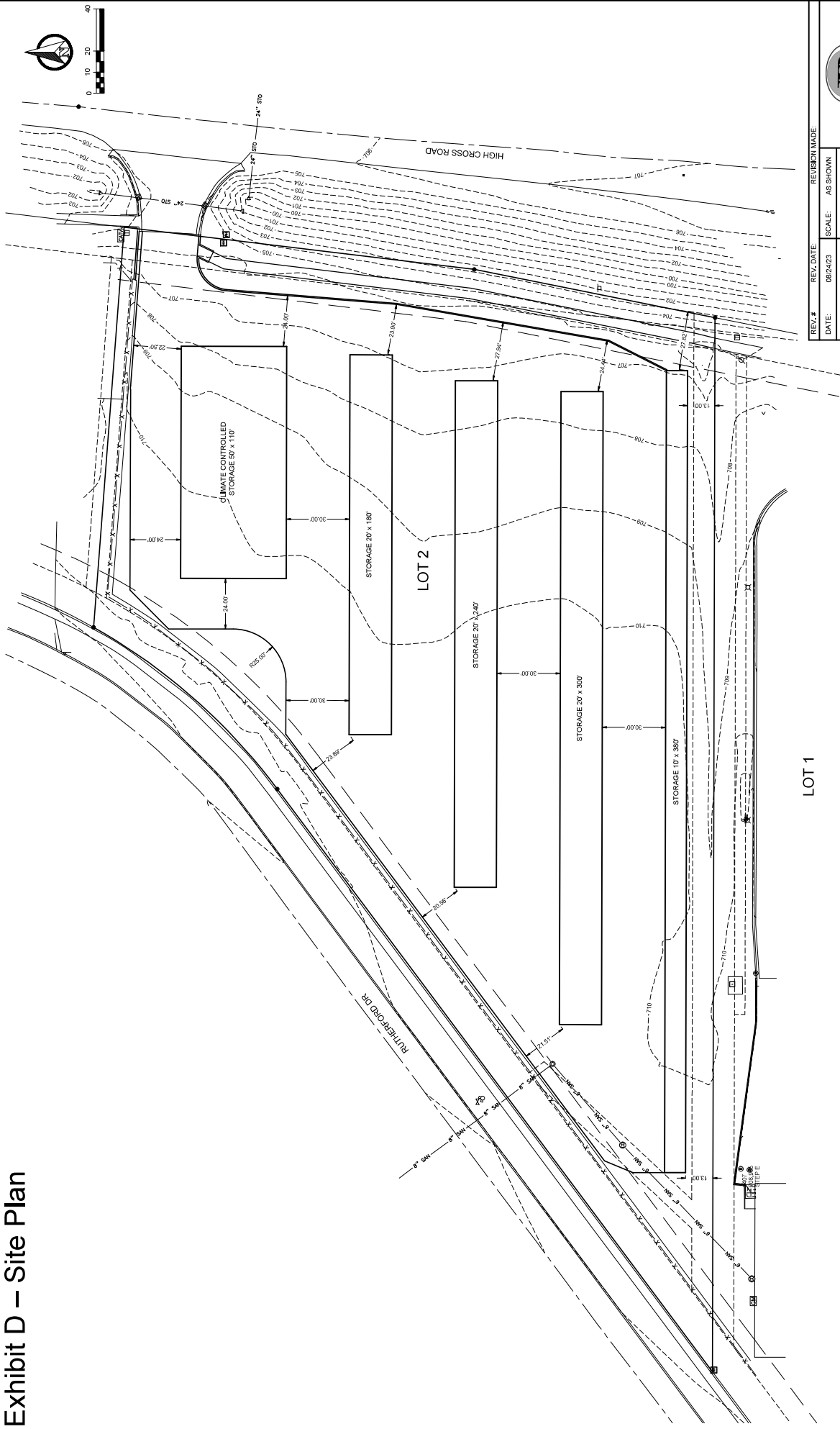
- Subject Property
- B-1
- B-3
- R-2
- R-4



Case: ZBA-2023-C-05
Subject: Conditional Use Permit for Self-Storage Facility
Location: 205 North High Cross Road
Applicant: Taylor Construction and Design, LLC

- Subject Property
- Community Business
- Light Industrial
- Regional Business
- Residential

Exhibit D – Site Plan



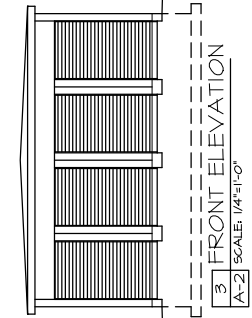
REV. #	REV. DATE	SCALE	REVISION MADE
DATE	06/24/23	AS SHOWN	
FIELD BOOK	47p. 59	DRAWN BY: MAM	
CHECKED BY:	MEI		
PRELIMINARY SITE PLAN			
LOT 2 OF ALDI URBANA SUBDIVISION PART OF SEC. 10, T.19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS			
PRECISION ENGINEERING GROUP, INC. P.O. BOX 784, CHAMPAIGN, IL 61824-0784 PHONE: 317.202.8049 FAX: 317.202.8048 E-MAIL: ENGINEERING@PEGROUP.COM LICENSE: DESIGN PROFESSIONAL NO. 14007258			
FILE #	41		
	1		

Item G1.

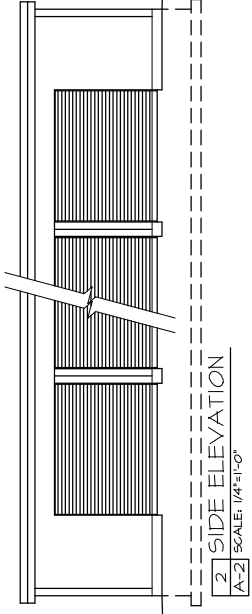
Item G1.

A-2

SHEET NO.			
SCALE:	NOTED	REVISION:	DATE:
3	FRONT ELEVATION		
A-2	SCALE: 1/4"=1'-0"		



UP OF PLATE	ELEV. 2'-0" 5'-0"
UP OF FOOTING	ELEV. 2'-0"
UP OF ROOFLINE	ELEV. 10'-0"
UP OF FINISH	ELEV. 10'-0"



SHEET NO.			
SCALE:	NOTED	REVISION:	DATE:
2	SIDE ELEVATION		
A-2	SCALE: 1/4"=1'-0"		

UP OF PLATE	ELEV. 2'-0" 5'-0"
UP OF FOOTING	ELEV. 2'-0"
UP OF ROOFLINE	ELEV. 10'-0"
UP OF FINISH	ELEV. 10'-0"

205 N. HIGHCROSS ROAD	URBANA, IL 61802
ADDRESS:	
TAYLOR CONSTRUCTION	FUTURE DUPLEX FOR:

STATISTICS:			
AREA:	UNIT		
FIRST FLOOR LIVING:	N/A		
SECOND FLOOR LIVING:	N/A		
TOTAL LIVING AREA:	N/A		
BASEMENT AREA:	N/A		
GARAGE AREA:	N/A		
TOTAL AREA:	N/A		

42 COUNTY ROAD 300 NORTH	IVESDALE, IL 61851	(217) 202-5998
DRAFTING & DESIGN	GALLIVAN'S	

NOTE:	THESE DRAWINGS REPRESENT ONLY GUIDELINES, SUGGESTIONS AND REFERENCES FOR THIS PROJECT. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID ERRORS. HOWEVER, BECAUSE OF THE GREAT VARIANCE IN BUILDING CODE REQUIREMENTS, CONSTRUCTION PRACTICES AND ENVIRONMENTAL CONDITIONS, RESPONSIBILITY IS ASSIGNED TO THE CLIENT FOR ANY OMISSIONS, CONFLICTS, OR ERRORS. DUE TO ANY DIFFERENCES, OMISSIONS OR ERRORS.
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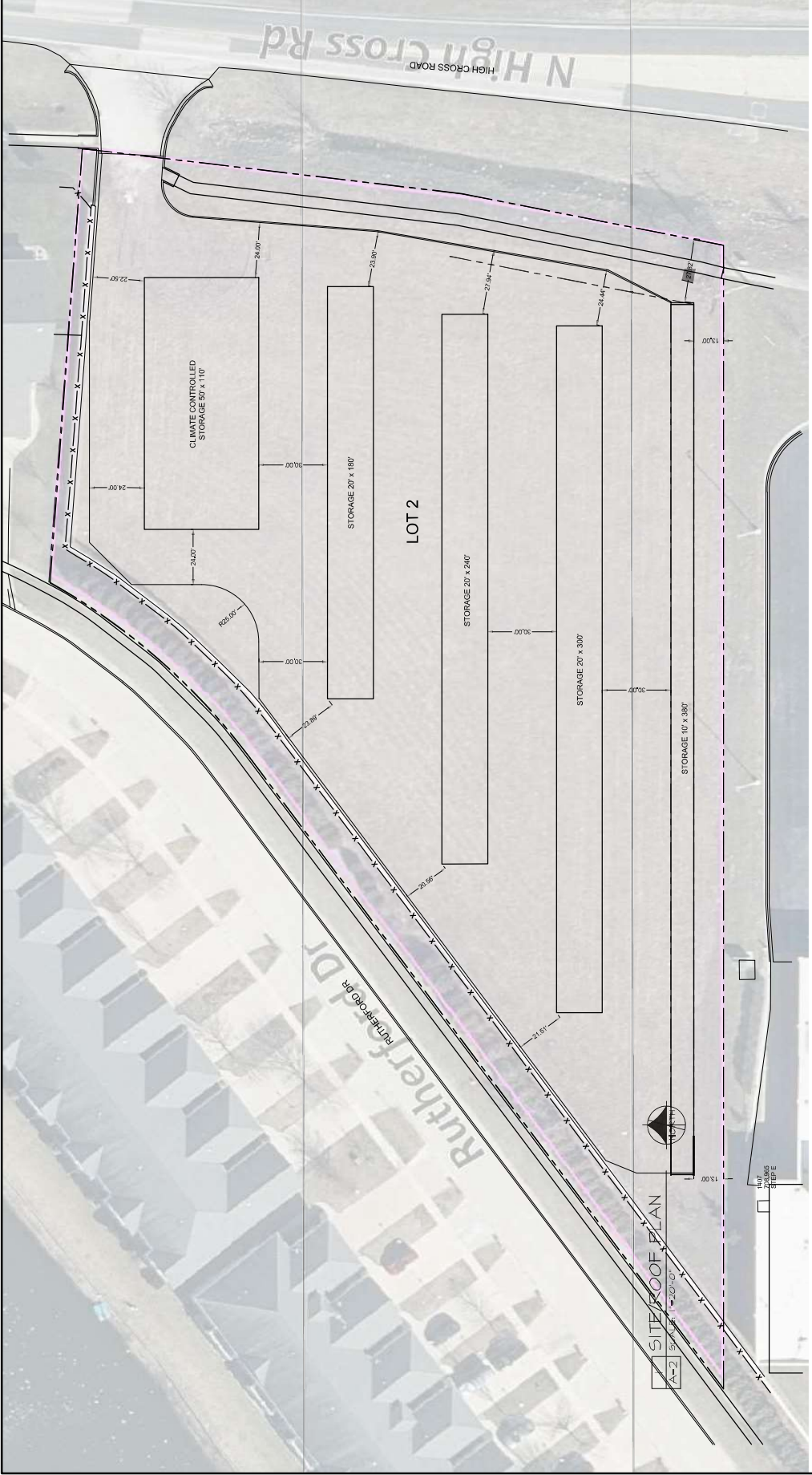


Exhibit E – Building Rendering and Site Photos



Figure 1. Rendering of proposed self-storage building



Figure 2. Subject property, looking southwest from northeast corner.



Figure 3. Existing drainage ditch along High Cross Road.



Figure 4. Existing screening along north and west sides of the property.



Figure 5. Existing curb cut at northeast corner of property.



Home Services Search My Account Contact

VIEW PERMIT

Home / Services / Development Permits / View Permit

Make a payment

Request an inspection

Upload documents

Leave message

Permit #: CUP23-000005

Project #: 23-002766

Status: Online Application Received

Balance Due: \$0.00

Address: 205 North High Cross Road

Description: Self storage complex



Permit

Reviews

Documents

Inspections

Permit #:

CUP23-000005

Permit Type:

Conditional Use Permit

Sub Type:

Conditional Use

Issue Date:

Expiration Date:

The application fee must be paid when submitting the application. For the current fee amount, please refer to the most recent version of the City's

'Schedule of Fees - Excluding Liquor License Fees', which can be found at <https://www.urbanailinois.us/fees> (<https://www.urbanailinois.us/fees>) . The applicant is also responsible for paying the cost of the legal ad publication fees. The News-Gazette will bill the applicant directly. Legal ad publication fees vary from \$75.00 and up. If you need assistance completing this form, please contact the Planning Department at Planning@urbanailinois.us or (217) 384-2440.

PROPOSED USE

Describe the proposed use and its activities. In other words, what do you plan to do? Are there existing buildings you will use, change, or demolish? Will you build new buildings? What activities will take place on site, and where? If you are planning a business, what will your hours of operation be?

Current Land Use:

Vacant

Proposed Use:

I would like to build an automated self storage complex

PROPERTY LEGAL DESCRIPTION

A legal description is the geographical description of a real estate property for the purpose of identifying the property for legal transactions such as deeds, mortgages and other legal documents. A legal description will refer to the name of the subdivision and the lot number.

If your legal description is long, please type "See Attached Legal Description," in the Legal Description Provided by Applicant field and upload a separate document with legal description.

Legal Description Provided by Applicant:

Legal Description attachment:

PERMIT INFORMATION

Number of Applicants:

1

Applicant Name:

P.K elledge development LLC

OWNER INFORMATION

If the applicant is not the sole owner, please attach documentation for contact information including **name**, **email** and **phone numbers** of every owner.:

CONSULTANT INFORMATION

If you are working with an architect, engineer, surveyor, site planner, or attorney, please fill in their information below.

Architect Name:

Mini systems inc.

Engineer Name:

Merle ingersoll Precision engineering

Surveyor Name:

Merle ingersoll Precision engineering

Site Planner Name:

Merle ingersoll Precision engineering

Attorney Name:

Kyle emkes Maatuka emkes al heeti

REASONS FOR CONDITIONAL USE PERMIT

Below are the criteria that the Zoning Board of Appeals will base their decision on. Your answers should be as detailed as possible.

Explain how the proposed use is conducive to the public convenience at the location of the property. In other words, why is this a good location for what you are proposing, for the overall good of the community and for people coming to the property? Is it easy to get to? Does it fill a need that is missing in the neighborhood? Are there other similar or complementary uses nearby?:

This is a good location for a self storage complex as it is tucked out of the way between aldis super market and the condos at Beringer commons subdivision. The access is away from the main intersection and is already on the property. The south east section of Urbana is serviced by mainly one storage complex, which is not large enough to accommodate the demand. Also, The location in Urbana in which we wish to build is already made up of a mix of supermarkets and warehouse type buildings.

Explain how 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 or detrimental to the public welfare. In other words, how will the building and site design, and the operation of the proposed use be done so they do not cause a nuisance to the neighborhood and the community in general? Will it operate at hours similar to surrounding uses? Will it generate excessive noise, light, odor, waste, or traffic, and if so, how do you plan to deal with it?:

Our plan is to construct a development of pre engineered steel warehouses, comprised of a mix of unit sizes, and finished in an attractive color scheme that will be a compliment to the neighborhood. They will be automated, but will be operated in a range of hours similar to the surrounding businesses. There will be enough lights to create security for our users but will not be a nuisance to the surrounding areas. There will be no on-site staff, and no waste, or trash kept on premises. In our estimation, we will generate much less traffic than the surrounding businesses. In addition to this, there is already a privacy wall that segregates our property from the surrounding residential neighborhood.

Explain how 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. In other words, how well will the proposed use fit into the neighborhood? Will buildings be similar in size and scale to others in the area? Does the site layout (e.g. location of buildings and parking areas) fit in with surrounding properties?:

Yes. Our development fits in to the area as it is primarily comprised of commercial/ industrial type services and buildings.

ATTACHMENTS

Please include any attachments relevant to your conditional use permit request: supporting documents, site plans, photos, etc.:

fit into the neighborhood? Will buildings be similar in size and scale to others in the area? Does the site layout (e.g. location of buildings and parking areas) fit in with surrounding properties?:

Yes. Our development fits in to the area as it is primarily comprised of commercial/ industrial type services and buildings.

ATTACHMENTS

Please include any attachments relevant to your conditional use permit request: supporting documents, site plans, photos, etc.:

CERTIFICATION

I am:

1. The property owner.

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.

Agree:

Yes

I further acknowledge that my electronic or digital signature on this application has the full legal effect as that of my written signature.

Agree:

Yes

I grant permission for City staff to post a temporary yard sign on the subject property announcing the public hearing to be held for my request.

Agree:

Yes

Applicant Signature Upload:

signature.png

Signer Name:

Wes Taylor

From: [Jim Tucker](#)
To: [Olsen, Nicholas](#)
Subject: ZBA-2023-C-05, 205 N High Cross Rd conditional use permit
Date: Thursday, October 5, 2023 1:51:31 PM

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Dear Mr. Olsen,

We strongly object to the issuance of a conditional use permit for the purpose of a self storage facility at 205 N High Cross Rd. Although an Aldi store facing University Ave. occupies a parcel on that corner, the addition of a storage facility next to it will greatly increase noise, traffic, and lighting activity virtually yards in front of our residence on Rutherford Dr. It will without a doubt lower the value of our property, as well as all our neighbors.

Other than the neighborhood Aldi store, the entire northeast corner of High Cross Rd and University Ave. is a quiet residential neighborhood. Please help us keep it that way!

Thank you.

Jim & Marla Tucker

Urbana IL 61802

Sent from my iPad

Olsen, Nicholas

From: Adam Martinsek [REDACTED]
Sent: Friday, October 6, 2023 10:53 AM
To: Olsen, Nicholas
Subject: Comments on proposed self-storage facility at 205 N High Cross Rd

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

We write to oppose the granting of a conditional use permit for a self-storage facility at 205 North High Cross Road.

We live on Rutherford Drive, adjacent to the proposed site. The proposed facility would bring extra traffic and noise to our neighborhood at all hours of the day and night, disrupting the peace and quiet that we now enjoy. It would also potentially increase the crime rate in the area. The mere presence of such a facility would likely have an adverse effect on the property values of nearby homes.

Please do not grant the conditional use permit.

Sincerely,
Adam and Lori Martinsek

From: [Deb Newell](#)
To: [Olsen, Nicholas](#)
Subject: Self-storage facility
Date: Monday, October 9, 2023 5:59:57 PM

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Mr. Olsen-

I wish to go on record that I am adamantly opposed to a company receiving a conditional variance in order for them to construct a self-storage facility at 205 North High Cross Road.

Debra Newell
Beringer Commons
[REDACTED]
Urbana, IL

Sent from my iPhone

Olsen, Nicholas

From: Gwain Zarbuck [REDACTED]
Sent: Tuesday, October 10, 2023 12:44 PM
To: Olsen, Nicholas
Subject: Board Of Review Meeting 10/18/23

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Dear Mr. Olsen

We are residents/property owners at [REDACTED] Our property backs up to High Cross Road and are concerned about the proposed development at 205 N. High Cross Rd. We and multiple fellow senior citizens, who are also nearby condo owners, are opposed to granting approval to the development of self storage units at that location. My wife and I feel that this type of commercial business proximal to us would not fit into the ascetics of the Berringer community. Looking at other self-storage sites in the city of Urbana, none are found on the same block, let alone adjacent, to residential housing. Since we have one nearby (across from the post office) there isn't a lack of availability in our area of town. Touring the streets of Urbana shows many available sites.

If the High Cross Road location is chosen, against our best wishes, there are several concerns which we would like addressed:

- 1) Hours of operation to be limited to 8:00AM to 8:00PM
- 2) Security cameras monitoring 24/7 the entire site
- 3) Locked gate into development when it is closed which renters can't unlock
- 4) Sidewalk that ends north of 205 N. High Cross to be completed up to intersection with University/150

Thank You for your consideration of our concerns

Dr. Gwain and Cindy Zarbuck

[REDACTED]
Urbana IL 61802
[REDACTED]

Sent from [Mail](#) for Windows

Olsen, Nicholas

From: Sandra Meier [REDACTED]
Sent: Wednesday, October 11, 2023 3:39 PM
To: Olsen, Nicholas
Subject: 205 N. High Cross Rd property up for a conditional use permit for a self-storage facility

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

We live at [REDACTED] in Beringer Subdivision and are opposed to this property being given a permit to build a self-storage facility. Thank you for your consideration for our request.

Derald and Sandra Meier
[REDACTED]
Urbana, IL 61802

Olsen, Nicholas

From: Kent Brown [REDACTED]
Sent: Wednesday, October 11, 2023 6:46 PM
To: Olsen, Nicholas
Subject: Against Storage Facility on High Cross Rd

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Hello, Nick. I am Kent Brown, homeowner at [REDACTED] Urbana, in the Beringer Commons subdivision. It has come to our attention that a submission has been made to construct a self-storage facility on High Cross Road, just north of Aldi's and adjacent to Beringer Commons. We are vehemently against the possible construction so close to one of the highest paying property tax areas in Urbana. If this were approved, we would expect a major drop in our tax bill since this would clearly drive down the value of the homes and property in this area. We would certainly hope there are other properties inside the city limits where this would be a better fit. Please feel free to contact me if you want to discuss further. Thank you.

Kent Brown
[REDACTED]

Sent from Kent
Brown's iPhone

Olsen, Nicholas

From: Lori Choquette [REDACTED]
Sent: Wednesday, October 11, 2023 10:09 PM
To: Olsen, Nicholas
Subject: Zoning change ZBA-2023-C-05

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Hi

We were notified about an upcoming zoning change for the plot next to Aldi in Urbana. This request ZBA-2023-C-05 from Wes Taylor to build a storage facility should not be approved. This really isn't the right area for that and there is currently a storage facility only quarter mile south of here next to the Urbana Post Office. This kind of facility should not be built next to Beringer Commons, a higher end housing neighborhood, but rather next to other commercial areas. There is plenty of land near the Walmart or even near the other storage facility that is already located off of Tatman Dr and High Cross Rd.

Please do not approve the request for a zoning change for this location at 205 N High Cross Road in Urbana.

Thank you — Kent & Lori Choquette

[REDACTED]
Urbana, IL 61802

Olsen, Nicholas

From: Jo Ann Jackson [REDACTED]
Sent: Wednesday, October 11, 2023 10:39 PM
To: Olsen, Nicholas
Cc: Marlin, Diane
Subject: Opinion for the Zoning Board of Appeals

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Dear Mr. Olsen,

My husband and I lived in the Beringer Commons development in Urbana for six years before moving away to New Jersey for work reasons. After almost twenty years and the death of my husband, I decided to return to this area because I remember the lovely neighborhoods and friendly atmosphere of Beringer Commons. Change has happened to this community and this is a good thing. I now live in one of the condominiums in this development. Beringer Commons still has the charm and well-planned neighborhoods that I remember.

I am opposed to the proposed construction of self-storage units being considered on the land beside the Aldi's grocery store. There are self-storage units across from the local post office in our area. Adding more of the same in this location may not help the continued increase in the quality of our neighborhood development. I am concerned for our neighborhood safety and security as well as increased traffic in our area that might come with this building venture.

Again, I vote NO on the construction of self-storage units on the lot beside Aldi's grocery store.

Ms. Jo Ann Jackson
[REDACTED]Urbana, IL 61802
[REDACTED]

Olsen, Nicholas

From: Andrea Turner [REDACTED]
Sent: Wednesday, October 11, 2023 7:09 PM
To: Olsen, Nicholas
Subject: Please do not allow Conditional use permit

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Mr. Olsen,

Please do not allow the conditional use permit for self-storage near the Aldi near Beringer Commons subdivision (letters with details attached). There is already a lot of commercial space nearby where this could be built and this project does not fit with or enhance the neighborhood residential feel. This will result in decreased character of the area and impact my property value. Also, the additional concrete of these types of places will make more run off of storm water for the overflowing ditches and increased lightning and will which is bad for the environment. This will increase traffic, noise and security problems. I believe that this contractor has an unfinished (abandoned?) house project in our neighborhood that looks terrible. Furthermore, we live at [REDACTED] and experience a lot of mice after harvest of the farm across the street and the mice will definitely invade any self storage units. This is not in the best interest of this area of Urbana.

Thank you,

Andrea Turner
[REDACTED]

Urbana, IL 61802
[REDACTED]

Olsen, Nicholas

From: Ted Turner [REDACTED]
Sent: Thursday, October 12, 2023 8:00 AM
To: Olsen, Nicholas
Subject: ZBA-2023-C-05

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Nick,

I am not certain I would be available to be at the Oct - 18th meeting regarding the ZBA-2023-C-05 proposal for Self-Storage near Beringer Commons and the Aldi so I am submitting an email.

I live at [REDACTED] Urbana, IL 61802 and would be opposed to allowing the self-storage unit from being set up next to Aldi. It is not an attractive business and would not improve the aesthetics of the neighborhood. It would likely decrease in property value and cause an excess of random people coming and going near the neighborhood at any hour of the day. There are already self-storage units almost across the street and a location around that more commercial space would be more appropriate.

Again, I am opposed to allowing the zoning of the area next to Aldi for self-storage.

Ted Turner

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Ted