



# CITY OF URBANA ZONING BOARD OF APPEALS REGULAR MEETING

**DATE:** Wednesday, November 15, 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 October 18, 2023 Regular Meeting

**D. Written Communications**

[Memorandum](#) from City Attorney David B. Wesner Re: ZBA-2023-C-5, Conditional Use Permit - 205 N. High Cross Road

**E. Continued Public Hearings**

**F. New Public Hearings**

**G. Unfinished Business**

**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.

**H. New Business**

**I. Public Input**

[Email](#) from Dr. Richard Lampman, Beringer Commons HOA President

Email from Kent & Lori Choquette

**J. Staff Report**

**K. Study Session**

**L. 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](mailto: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: 217.384.2455

Email: [hro@urbanaillinois.us](mailto:hro@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:**      **October 18, 2023**

**TIME:**      **7:00 P.M.**

**PLACE:**    **Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois**

---

**MEMBERS ATTENDING:** Joanne Chester, Ashlee McLaughlin, Adam Rusch, Harvey Welch

**MEMBERS EXCUSED:**     Matt Cho, Nancy Uchtmann, Charles Warmbrunn

**STAFF PRESENT:**       Kimberly Smith, Director of Community Development Services;  
Nick Olsen, Planner I; Marcus Ricci, Planner II; UPTV Camera  
Operator

**PUBLIC PRESENT:**       Joanne Budde, Barbara Franzen, Gary & Doris Gebauer, Jeff &  
Grace Harshbarger, Lori Martinsek, Joseph Nuckolls, Wes Taylor,  
Vicki Trimble, Jim & Marla Tucker

---

**1.     CALL TO ORDER and ROLL CALL**

Chair Welch called the meeting to order at 7:01 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**

The minutes of the July 19, 2023 regular meeting were presented for approval. Ms. Chester moved that the Zoning Board of Appeals approve the minutes as written. Mr. Rusch 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-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) Zoning District.**

Chair Welch opened the public hearing for Case No. ZBA-2023-C-05. Nick Olsen, Planner I, began by noting that the applicant is P.K. Elledge, LLC, although the application was submitted online by Wes Taylor on behalf of the applicant. He stated that he received many communications in objection to the proposed self-storage use. He reviewed the written staff report and reviewed the criteria for a conditional use permit according to Section VII-2 of the Urbana Zoning Ordinance. He stated the options of the Zoning Board of Appeals and presented staff's recommendation for approval with the following conditions:

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

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

Ms. Chester inquired about conditional use permits. Mr. Olsen explained the purpose of conditional use permits to be for uses that may be compatible with the zoning district but require individual consideration depending on the context.

Mr. Rusch asked if U-Haul wanted to build a truck rental on the proposed site, then would they be allowed to build it by right? Mr. Olsen said if truck rental use is on the list of permitted uses, then that is correct.

With there being no further questions for City staff, Chair Welch invited the applicant to approach the Board to speak on behalf of his request.

Wes Taylor approached the Zoning Board of Appeals to speak on behalf of P.K. Elledge, LLC. He stated that there are several permitted uses in this zoning district that would have greater impact on the community that surrounds the proposed site. He mentioned that they planned to have limited hours of operation, security in place, and a gate.

Joanne Budde approached the Zoning Board of Appeals to speak in opposition of the proposed request. She stated that she is not opposed to business, just this type of business being constructed in her back yard. She feels it will lower property values of the neighboring property owners. She talked about the history of the zoning of the subject property and stated that she would like to see it be rezoned back to B-1 (Neighborhood Business). She talked about how there are other vacant lots that would be more appropriate for this type of use. She stated that a self-storage facility would not preserve the essential character of Beringer Commons Subdivision. She expressed concern about the hours of operation, no staff being present on the site, and no trash receptacles.

Vicki Trimble approached the Zoning Board of Appeals to speak in opposition. She stated that Beringer Commons is a higher-end subdivision. She expressed concern about her property's value

decreasing if the proposed use is allowed and stated that the residents in the neighborhood want a business use that would complement and be low-impact on the surrounding neighborhood.

Gary Gebauer approached the Zoning Board of Appeals to speak in opposition. He noted other businesses located on High Cross Road and stated that there are six other storage facilities located in Urbana. He said that there are 280 taxpayers who each pay \$15,000 or more in property taxes every year, and he did not feel that the City would find too many favorable votes of the proposed use.

Jeff Harshbarger approached the Zoning Board of Appeals to speak in opposition. He noted his background and stated that the subject property is not a good location for a self-storage facility.

James Tucker, President of HOA 453 – Secondary Homeowner’s Association of Beringer Commons, approached the Zoning Board of Appeals to speak in opposition. He talked about a vacant property located at 3001 Rutherford Drive, which is currently for sale. This property is located 20 feet from where the proposed self-storage facility would be constructed. He felt the use is wrong for the neighborhood, and it is wrong for the Zoning Board of Appeals to already have made their decision without hearing the opinions of the adjacent neighborhood.

Wes Taylor approached the Zoning Board to respond to the neighbors’ concerns. He stated that he values their input and gave examples of some of the uses that would be allowed by right that would have a negative impact on the neighborhood: an adult entertainment store, a cannabis dispensary, a liquor store, a tavern/nightclub, a mortuary, or a gaming hall. If he lived in a neighborhood such as Beringer Commons, he would be outraged about the possibility of one of these permitted uses being allowed without any input or review.

With regards to security, Mr. Taylor noted that they plan to provide security and lighting. Traffic would be accessed from IL Route 130 (North High Cross Road), and there is no reason for traffic to enter through Beringer Commons. He pointed out that they also plan to construct a sidewalk to connect the existing sidewalks to provide a thoroughfare for pedestrians. He mentioned that he is not aware of any studies or research that shows that self-storage complexes adversely affect property values of surrounding properties. They intend to build something nice and would not allow anything that would be unsightly or an eye sore for the community, the neighbors, or anyone else.

Mr. Rusch asked about the rezoning of the subject property in 2020. Mr. Olsen explained that the rezoning was prompted by OSF Healthcare’s purchase of the land, and their plans to construct a clinic on the site.

Mr. Rusch asked if Aldi’s lot was still zoned B-1. Mr. Olsen said yes.

Mr. Rusch asked if the Aldi lot and the proposed lot would be part of the Beringer Commons HOA. Mr. Taylor stated that they received confirmation that they would not need approval from Aldi or the Beringer Commons HOA for the proposed use.

Mr. Gebauer reapproached the Zoning Board of Appeals. He asked how they could go about getting the subject property rezoned back to B-1, so that more fitting uses could go in there. Ms. Budde added that the uses that Mr. Taylor mentioned might be allowed under a B-3 zoning but they would not be allowed in B-1.

Mr. Harshbarger reapproached the Zoning Board of Appeals. He stated that it seemed everyone wanted economic development, but what about the citizens and community development. Ms. Trimble stated that she agreed, and it seemed like they were being punished.

Mr. Rusch asked if the Beringer Commons HOA had looked into purchasing the property.

Ms. McLaughlin stated that she never would like to hear that the residents would be unhappy in any neighborhood. However, considering the qualifications that they have to consider, it seemed to her to be a good site for the proposed use. The entry points will not be through Beringer Commons neighborhood. There is already screening. There is highway access. The property is already zoned appropriately. Therefore, it seems difficult for her to not approve the request. It would be hard to prove that the proposed use would lower property values. In her research, she could not find complaints of the impact of other storage units on surrounding neighborhoods.

Mr. Trimble reapproached the Zoning Board of Appeals. He mentioned that the Beringer Commons HOA does not allow the residents of Beringer Commons to install certain types of sheds because it would devalue their properties. The proposed buildings would be like big machine sheds being located just outside a fence. The applicant does not intend to provide any staff, so who would police or enforce rules and regulations on the site? She alleged that, once it is built and the applicant is raking in the money, he won't care, and he says he will care because he wants to get approval for his proposed use. She is worried that people will discard and dump belongings right outside the entrance to their subdivision. Ms. McLaughlin replied that that is outside of the HOA's control and on the other side of a wall. She stated that as much as she would like to control the properties around her, it is not a reality we have.

Mr. Harshbarger reapproached to reiterate the need for community development over economic development.

Ms. Budde reapproached the Board to suggest that if the Zoning Board approves the request, that they also consider how it will look from the street.

Mr. Gebauer reapproached the Board to say that the City should rezone the property back to B-1. He mentioned that there is already a large storage facility across East University Avenue, just south of the Urbana Post Office.

Mr. Rusch stated that the Zoning Board of Appeals is not qualified nor empowered to make the decision of whether the subject property should be zoned B-1 or B-3. A rezoning decision is up to the Plan Commission and City Council. The Zoning Board of Appeals only considers whether requests for variances or conditional use permits meet the criteria in the Zoning Ordinance.

Ms. Trimble reapproached the Zoning Board of Appeals to ask if the Board members would table this case to allow the HOA time to get the property rezoned or figure out a way to purchase the property. The neighborhood did not know this was an issue until the proposed conditional use permit popped up. Marcus Ricci, Planner II, stated that the property is privately owned. The owner is able to sell the property to whomever they would like. The applicant has submitted a request for a

conditional use permit to construct a self-storage facility. It would be inappropriate and unfair for the City to table his request to allow someone else to purchase the property.

As for rezoning the subject property, Mr. Ricci explained that it would be the purview of the owner, someone acting on behalf of the owner, the Plan Commission, or City Council to request rezoning of a property. The City would not table a standing request to allow someone else to rezone the property. Mr. Olsen noted that the rezoning that occurred in 2020 required a mailed notification to property owners within 250 feet of the subject property. City staff also posted a sign on the subject property and a legal notice in the News Gazette.

Members of the audience freely argued with City staff about the notification process.

Ms. Budde reapproached the Zoning Board of Appeals to inquire what the process is for approving a conditional use permit when there is opposition from the surrounding neighborhood. Mr. Ricci explained that the Zoning Board of Appeals reviews written comments and listens to comments that the public make during the public hearing. The Zoning Board of Appeals then makes a determination.

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.

Ms. Chester stated that she was opposed to the proposed request. She did not believe that it was an appropriate use for the subject property.

There was an open discussion about the required vote. Not everyone involved was using a microphone so not all of the conversation could be transcribed. Mr. Olsen read the vote requirements from the Zoning Ordinance, which requires a simple majority of the board unless a valid written protest was filed with the Secretary of the Zoning Board of Appeals; then a 2/3 majority vote in favor would be required to approve a conditional use permit.

Chair Welch brought the meeting back to order. He stated that it is clear the audience is in opposition to the proposed request.

Ms. McLaughlin moved that the Zoning Board of Appeals approve Case No. ZBA-2023-C-05 with the following conditions:

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

Mr. Rusch seconded the motion. Roll call on the motion was as follows:

Ms. McLaughlin	-	Yes	Mr. Rusch	-	Yes
Mr. Welch	-	No	Ms. Chester	-	No

The motion failed due to the lack of a simple majority vote.



**6. UNFINISHED BUSINESS**

There was none.

**7. NEW BUSINESS**

There was none.

**8. PUBLIC INPUT**

Communications received regarding Case No. ZBA-2023-C-05:

- Email from Christy Donovan
- Email from Gary & Doris Gebauer
- Email from Scott Glassman
- Email from Jeff and Grace Harshbarger
- Email from Rich & Deb Hissong
- Email from Foster & Theresa Hoffman
- Email from Mary Johnson
- Email from Igor Kalnin
- Email from Vicki Trimble
- Email from Bob Withers
- Email from Venkatesh Yekkirala

**9. STAFF REPORT**

There was none.

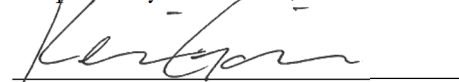
**10. STUDY SESSION**

There was none.

**11. ADJOURNMENT OF MEETING**

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,



Kevin Garcia, Secretary  
Zoning Board of Appeals

## MEMORANDUM

Date: October 27, 2023

To: Carol Mitten, City Administrator  
Kimberly Smith, Community Development Services Director  
Kevin Garcia, Principal Planner/Zoning Administrator  
Nick Olsen, Planner I

From: David B. Wesner, City Attorney

Re: ZBA-2023-C-5, Conditional Use Permit - 205 N. High Cross Road

I received a phone call from the attorney for the applicant in the above-referenced ZBA case. I also received a letter from the attorney explaining the position of the applicant with regard to the hearing and decision of the ZBA. I have also met with you to discuss the hearing and decision. I have had a chance to review the material regarding the case, the letter from the attorney and the City's Zoning Code. This memo is to outline my opinion concerning the case and the decision made by the ZBA.

The letter from the attorney indicated that it was a request for appeal of the decision. The letter cited Article XI-3.D as the basis for an appeal as of right. The pertinent language of that Article provides: "The following shall govern for all appeals from any order, requirement, decision or determination made by the Zoning Administrator under this ordinance." Article XI-7 provides that the Zoning Administrator is designated by the Community Development Services Director. Based upon the language of Article XI-3.D, appeals are from actions taken by the Zoning Administrator and not the Zoning Board of Appeals. Therefore, I disagree that Article XI-3.D provides an appeal as of right from the decisions of the Zoning Board of Appeals. Section XI-3.B.9 provides: "Except for the Board's recommendation on a major variance, no decision of the Board shall be subject to review, modification, or reversal by the City Council or any City Official, but shall be subject to judicial review pursuant to the provisions of the Illinois Administrative Review Act." Based upon Section XI-3.B.9, I do not find any right to administratively appeal the decision of the ZBA concerning the application for conditional use. Section XI-3.B.9 clearly indicates that the sole remedy for a party aggrieved by a decision of the ZBA concerning a conditional use permit is to seek judicial review.

Although I do not find a right to administratively appeal the decision made by the ZBA on the applicant's request for a conditional use permit, I do find that the decision is not legally sufficient under the City's Zoning Code. Section VIII-2 provides the procedures for requests for conditional uses. Section VIII-2.D

provides: “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 based upon the criteria specified in Section VII-2.A.” Section VII-2.G provides: “The Secretary to the Zoning Board of Appeals shall prepare a decision sheet that states the Board’s findings of fact and decision concerning the requested conditional use for the Board Chair’s signature.” At the conclusion of the hearing, the ZBA did not make findings of fact pursuant to Section VIII-2.D and Section VIII-2.G. Due to the ZBA not establishing any findings of fact, the Secretary of the Board is not able to prepare a decision sheet with the required information. Therefore, I find the original discussion and vote of the ZBA on this application legally insufficient. As such, the ZBA will need to re-address its original discussion and resulting vote in order to more fully discuss the requirements of the Zoning Code, make findings of fact and conduct a vote based upon those findings of fact in order to comply with the requirements of the Zoning Code. I believe this can be accomplished through a motion to reconsider. The motion to reconsider will need to be made by a member whose original vote was on the prevailing side. Approval of the motion to reconsider will allow the discussion and vote to be re-opened such that relevant findings of fact based upon the criteria and requirements of the Zoning Code can be articulated in order to comply with the Zoning Code requirements for a legally sufficient decision. Please note that the motion to reconsider will NOT result in a re-hearing of the application. No new evidence would be submitted, no new testimony would be given, and no new questions to staff or the applicant concerning the application would be allowed. The ZBA would only be continuing their discussion on the case, establishing findings of fact, and conducting a vote based upon the record already created from the hearing in order to have a legally sufficient decision based upon the requirements of the Zoning Code. If the members of the ZBA who were absent during the meeting at which the hearing was conducted are present for the continuing discussion of this case, those members would be able to participate in the discussion and vote if they have reviewed the record, including the video of the hearing. Those members should state on the record that they have conducted that review as a basis for their participation in the discussion and vote.

The need to have a legally sufficient decision stands on its own based upon the Zoning Code requirements, but it is especially important in light of the only appeal recourse being judicial review.

If you have any questions or need assistance from me in delineating what would constitute legally sufficient findings of fact that the ZBA would need to make, please let me know and I can address those in a separate memo.

*David B. Wesner*

# **PUBLIC INPUT**

**Zoning Board of Appeals**

**November 15, 2023**

**From:** [Richard Lampman](#)  
**To:** [Olsen, Nicholas](#)  
**Cc:** [Joanne Budde](#); [Randy Roberts](#); [Bob Withers](#); [dave price](#); [Vicki Trimble](#); [Brian Richardson](#)  
**Subject:** Re: 205 North High Cross Road - Conditional Use Permit Request Update  
**Date:** Thursday, November 2, 2023 1:47:21 PM

---

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

Use caution when clicking on links or opening attachments.

Mr. Olsen,

It is extremely objectionable that the notice will not allow for new testimony or new evidence, particularly as the prior notice failed to alert the public on the correct manner of entering a petition from those homeowners directly involved.

I do not understand why a conditional use is being promoted that radically differs from past precedence established by the City of Urbana, namely placement in the immediate vicinity of a major housing Subdivision. Furthermore, of the staff's statements in the original proposal were either vague or without factual support.

I urge you to vote against reconsidering the proposal or voting for it.

Reasons for rejecting a storage facility include:

1. A visit to 12 self-storage facilities in Urbana revealed that there are NO self-storage units immediately adjacent to a residential neighborhood in all of Urbana. The reason is they are often quite disruptive due to increased lighting, traffic, noise, and visual industrial appearance.
2. The applicant states that a self-storage facility would fit into the neighborhood because it is primarily comprised of commercial and industrial type services and buildings. That is NOT true! Aldi's is zoned B-1 – a neighborhood business; and the surrounding area is residential and agricultural. High traffic commercial and industrial area are south of University Avenue.
3. The application does not demonstrate a need for self-storage units in the proposed area. Many of those self-storage units have vacancies and are even offering half price deals to rent the units.
4. The proposed use does NOT preserve the essential character of the district in which it shall be located. The character of this area (Beringer Commons) is an upscale residential community where home sale prices range from \$250,000 for condominiums to as high as \$700,000 for single family homes. The proposed use would have metal storage units that would be higher than the separating wall, and would be clearly visible from the condominiums on the other side of the wall. This is not the essential character of our neighborhood.
5. The proposed self-storage facility would be open until 10 P.M. (Aldi's closes at 8 P.M.), and there will be lighting in the facility and the access areas 24/7, but it will be brighter until 10 P.M. every day. There will be no staff on site, and we expect that there will be trash and garbage left in the area, and most

likely an occasional sofa or chair placed in the ditch between the facility and the entrance to Beringer Commons. Further, in visiting other storage facilities, we found homeless people living in units, some people using their units as auto repair shops, some people having gatherings, where food was cooked on the premises, and music was playing. All of these activities associated with self-storage units would be very injurious and detrimental to our neighborhood.

6. While assessed property values may not decline, we believe (and have evidence) that the market value and sale-ability of homes and vacant lots will be negatively impacted. We have already seen two offers on a condominium withdrawn with just the prospect of a self-storage facility on the other side of the wall.

Thank you

Dr. Richard Lampman, Beringer CommonsHOA President  
Retired Medical Entomologist  
Illinois Natural History Survey

**From:** [Lori Choquette](#)  
**To:** [I Wilken, Grace](#); [Marlin, Diane](#); [Olsen, Nicholas](#)  
**Subject:** Against Storage facility next to Beringer Commons  
**Date:** Friday, November 3, 2023 12:01:43 PM

---

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

Use caution when clicking on links or opening attachments.

Hi

We were notified about a conditional use permit 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.

These types of units are normally restricted to industrial areas and the Planning Staff incorrectly states the storage facility fits into the character of the vacant lot at High Cross and University (within feet of residents in Beringer). Has the staff actually visited this area? This is not an industrial area, but rather a nice housing development. These units would be right up against the yards of the people who live in the condos within our development. We don't have street lamps in our neighborhood to cut down on lights that shine in our houses all night, yet a facility like the one proposed would be lit up at all hours of the night with bright lights. We don't want the extra lights, security fences, and associated negatives that come with storage facilities located next to our housing development.

Many of our neighbors attended the earlier meeting to oppose this development, yet it seems that against the neighborhood wishes there is a continued push for this to move forward.

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

Thank you — Kent & Lori Choquette

Urbana, IL 61802