



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Bruce Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director

**DATE:** October 16, 2002

**SUBJECT:** Case No. 1841-SU-02, Request for a Special Use Permit to establish a Warehouse, Self-Storage Facility on the parcel located along the north side of the 1600 block of East Colorado Avenue in the B-3, General Business Zoning District.

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**Introduction**

J & B Ventures, LLC is requesting a Special Use Permit to establish an eight-building mini-warehouse facility on the property currently addressed as 1810 South Philo Road in southeast Urbana. The subject property is a vacant 2.85-acre parcel located on the north side of Colorado Avenue, approximately 558 feet east of Philo Road and is zoned B-3, General Business (the subject property would be assigned an address on Colorado Avenue upon development). A *Warehouse, Self-Storage Facility* is permitted by Special Use in the B-3 Zoning District.

**Background**

**Site Layout**

As shown on the attached Schematic Site Plan, the proposed mini-warehouse facility would consist of two types of buildings, labeled Type A and Type B. The buildings would be made of concrete block with trussed roofs. The Type A buildings are 14 feet deep and 290 feet long, and would be designed to be divided into 8-foot wide units separated by 2-foot walls. The four Type A buildings would be located along the eastern and western portions of the property, each with 10-foot sideyard setbacks. A block wall would be constructed between the Type A buildings along the setback lines to serve as a separation wall between the site and adjacent properties. The Type B buildings would be 28 feet deep by 130 feet long, and the southernmost building would include a 28-foot by 10-foot office. A wall or a fence would be constructed along the north property line. Entrance to the facility would be along Colorado Avenue through two curb cuts.

### **Storm Water Management**

Drainage on the site would be handled by collecting the runoff in various catch basins in the paved area and channelling it to the swale along the east property line through three sub-surface drainage tiles. City Engineering staff indicates that such a plan could be implemented, but that additional topographic and drainage information is needed to verify compliance with storm water management regulations. In addition, City Engineer Bill Gray indicates that the owner of the subject property would be expected to participate in the maintenance of the 30-foot wide drainage swale to the east. The petitioner submitted the attached Schematic Drainage Plan for the October 10, 2002 Plan Commission meeting, and the petitioner indicates that an engineering firm will be consulted to satisfy all engineering requirements. Approval of a storm water management plan is required prior to development, and has been included as a recommended condition for approval, along with a condition that an agreement be submitted to the City indicating the property owners' participation in the maintenance of the drainage swale.

### **Parking**

According to the Urbana Zoning Ordinance, one parking space is required for every 100 storage units, but no less than two shall be located next to the project office, plus 2 spaces shall be provided for the dwelling unit if the manager resides on the premises. Staff is requesting that the designated parking spaces be indicated on the revised site plan to verify zoning compliance.

### **Development Regulations**

The proposed addition would meet other applicable zoning regulations, including setbacks and floor area ratio. The required front yard setback in the B-3 Zoning District is 15 feet, and the site plan indicates this requirement would be met. The proposed side and rear yards of ten feet comply with zoning requirements. The Urbana Zoning Ordinance requires that off-street parking located along a setback line which directly adjoins a residential zoning district or residential use shall be screened. Since the Type A buildings would be located along the setback lines, the only potential location where such a requirement might apply would be for the apartments to the east between the Type A buildings. The required screening would be provided through a block fence between the buildings. The Maximum Floor Area Ratio requirement of 4.00 would be easily met under the proposed development. There is no minimum Open Space Ratio or maximum allowable height restriction in the B-3 District.

### **Discussion**

#### **Requirements for a Special Use Permit**

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate specific criteria. On October 10, 2002 the Urbana Plan Commission considered the following:

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

The proposed mini-warehouse would be conducive to the public convenience at this location because it would offer personal storage for the various apartments and single-family residences in the general area. The petitioner indicates that climate controlled storage would be provided, which would benefit area businesses wishing to store documents in the facility.

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 use would not likely generate a significant amount of vehicular traffic, noise, waste or negative environmental effects on or near the site. The warehouses would be situated to serve as a sound and security buffer for the adjacent land uses. The site is also designed to screen parking from the adjacent residential use to the east and could only be accessed through the entrances along the south property line. The petitioner indicates that storm water management on the site will be appropriately handled by channelling into the swale to the east of the property. The required setbacks should help provide a buffer of open space for neighboring properties. Any lighting proposed to be installed would be required to minimize the glare emitted towards adjacent residential uses. The proposed addition should not pose a detriment to the district in which it is proposed to be located.

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 Section VII-7.*

A Warehouse, Self-Storage Facility is permitted as a Special Use in the B-3 District. The proposed facility is designed to meet applicable regulations and standards, subject to approval of a storm water management plan by the City Engineer. The buildings would be made of concrete block with trussed roofs. The site is located behind retail buildings and would be appropriately screened towards adjacent uses. The proposed use should not create a traffic problem on adjacent streets. Minimal off-street parking is required on the site, and should be shown on a revised Site Plan. Staff will verify that the lighting on the site is consistent with the terms of the Urbana Zoning Ordinance.

At the October 10, 2002 hearing, the Plan Commission voted 6-0 to recommend approval of the Special Use Permit to the City Council, with the conditions recommended by staff. Several of the Commissioners asked questions regarding the maintenance of the drainage swale running between the subject property and the apartment building property to the east. One of the recommended conditions of the special use permit approval is to require a signed agreement from the subject property owners indicating their participation in the maintenance of the drainage swale to the City Engineer. In addition, some of the Commissioners raised questions regarding the materials that could be stored in the mini-warehouses. The petitioner indicates the building would be designed to match the needed level of hazard protection. Building Code requirements are intended to minimize potential damages related to hazardous material storage. City staff can also request a copy of the rental agreement to verify appropriate limitations on stored materials.

## **Summary of Findings**

At the October 10, 2002 hearing, the Plan Commission adopted the following findings:

1. The proposed addition is conducive to the public convenience because it would offer storage service to residential and business customers in the area.

2. The proposed addition should not pose a detriment to the district in which it is proposed to be located.
3. The proposed addition is consistent with the Comprehensive Plan and zoning designations of the subject site and the surrounding area.
4. The proposed addition is compatible with the existing land use pattern of the general area.
5. The proposed addition meets all setback and other requirements established by the Zoning Ordinance, subject to approval of a revised site plan including approval of a storm water management plan by the City Engineer.

## **Options**

The City Council has the following options regarding Plan Case No. 1841-SU-02:

1. Approve the request for a special use permit without any additional conditions.
2. Approve the request for a special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance
3. Deny the request for a special use permit.

## **Staff Recommendation**

For the reasons articulated above, the Plan Commission and staff recommend **approval** of the proposed special use permit in Plan Case No. 1841-SU-02 to the City Council as presented for the reasons articulated above, with the following **conditions**:

1. A revised Site Plan be submitted to the City showing the required parking spaces in their allowed location for the proposed use.
2. A storm water management plan be submitted to the City and be approved by the City Engineer.
3. A signed agreement indicating the owners' participation in the maintenance of the drainage swale east of the property be submitted to the City.
4. Lighting emitted from the site be properly shielded from adjacent residential uses, as required by the Zoning Ordinance.

Prepared by:

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Tim Ross, AICP  
Senior Planner

Attachments:     Proposed Ordinance  
                       Draft Minutes from the October 10, 2002 Plan Commission meeting  
                       Schematic Site Plan  
                       Schematic Drainage Plan  
                       Side Elevation – Building A  
                       Photo of drainage swale

c:     John M. Fimian  
       Bob Venable  
       Andrew Fell

ORDINANCE NO. 2002-10-126

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

(to establish a Warehouse, Self-Storage Facility on the parcel located along the north side of the 1600 block of East Colorado Avenue in the B-3, General Business Zoning District - Plan Case No. 1841-SU-02)

WHEREAS, the subject property is zoned B-3, General Business and Warehouse, Self Storage Facility is allowed only as a Special Use in a B-3 zone.

WHEREAS, J & B Ventures, LLC has petitioned the Urbana Plan Commission in Case No. 1841-SU-02 to consider a request for a special use permit to establish a Warehouse, Self-Storage Facility on the parcel located along the north side of the 1600 block of East Colorado Avenue; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on October 10, 2002 concerning the petition filed in Plan Case No. 1841-SU-02; and

WHEREAS, on October 10, 2002, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the four conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, and with the general intent of that Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit with the conditions outlined below would promote the general health, safety, morals, and general welfare of the public.

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

Section 1. A Special Use Permit is hereby approved to establish a Warehouse, Self-Storage Facility on the parcel located along the north side of the 1600 block of East Colorado Avenue with the following conditions:

1. A revised Site Plan be submitted to the City showing the required parking spaces in their allowed location for the proposed use.
2. A storm water management plan be submitted to the City and be approved by the City Engineer.
3. A signed agreement indicating the owners' participation in the maintenance of the drainage swale east of the property be submitted to the City.
4. Lighting emitted from the site be properly shielded from adjacent residential uses, as required by the Zoning Ordinance.

LEGAL DESCRIPTION:

Lot 6 of Becky's Subdivision to the City of Urbana, Champaign County, Illinois as per plat recorded in Book "Y" of plats at Page 196, situated in the City of Urbana, in Champaign County, Illinois.

Consisting of a total of 124,000 square feet more or less, all situated in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL #: 93-21-21-201-006

LOCATED AT: the 1600 block of East Colorado Avenue, currently addressed as 1810 South Philo Road

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).

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

\_\_\_\_\_  
Tod Satterthwaite, 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 \_\_\_\_\_, 2000, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (to establish a Warehouse, Self-Storage Facility on the parcel located along the north side of the 1600 block of East Colorado Avenue in the B-3, General Business Zoning District - Plan Case No. 1841-SU-02)" 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 \_\_\_\_\_, 2002, 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 \_\_\_\_\_, 2002.

**Photo of drainage swale**

