



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Michaela Bell, Senior Planner

**DATE:** January 14, 2004

**SUBJECT:** Case No. 1879-SU-04, Request for a Special Use Permit to establish a Warehouse, Self-Storage Facility at 1808 S. Philo Road 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 a climate-controlled self-storage warehouse facility at 1808 S. Philo Road in southeast Urbana. The proposal includes plans for a retail packaging retail/storage facility office to be located in the front of the building. The subject property was the site of the former Jewel/Osco uses. The property is zoned B-3, General Business. A *Warehouse, Self-Storage Facility* is permitted by Special Use in the B-3 Zoning District.

**Background**

**Description of the Site and Surrounding Properties**

The site is approximately a 6-acre parcel located in the east side of Philo Road. The site contains a building of 43,150 square feet in area and has 206 existing parking spaces to serve a potential commercial user. An existing freestanding sign is located near the northwest corner nearest to Philo Road. The site is located along south Philo Road between the former Kmart on the north, Piccadilly's on the south, and a vacant lot to the north.

The surrounding neighborhood is a transitional commercial area that includes commercial buildings, high density residential, and undeveloped land. The properties adjacent to the subject property are all zoned B-3, General Business.

## Survey of Comprehensive Plan Designation, Zoning, and Land Use

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
Site	Commercial	B-3, General Business	Vacant Retail Building
North	Commercial	B-3, General Business	Vacant Retail Building
South	Commercial	B-3, General Business	Commercial Uses
East	Commercial	B-3, General Business	Vacant
West	Commercial	B-3, General Business	Commercial (Sunny Crest)

(Please refer to the attached Future Land Use, Zoning, and Existing Land Use maps for further information.)

### **The Proposal**

J&B Ventures, owns the vacant retail facility and proposes to improve the interior to allow a climate-controlled storage facility to be the primary use of the building. The proposal is to operate a retail business in a front area of the building, the retail area will be for a packaging supply center and used for the sales of mailing/storage supplies such as boxes and tape. An employee of the retail area will provide clients access to the individual storage units within the building. Access to the storage facility units will be controlled by the employees in the front and will be available only during general retail business hours. The proposed hours of operation of the retail use and storage access are planned to be Monday through Saturday 7:00 o'clock a.m. until 7:00 o'clock p.m. with limited hours on Sunday.

The proposal is for 214 climate-controlled storage units to be available in various sizes. The aisles will be five feet in width and will run four across the length of the building and three across in a grid fashion (refer to partition plan). The units will be constructed with steel partitioned walls with steel mesh ceilings to allow air conditioning to circulate throughout. The entrance to the retail portion of the building will be from a regular doorway on the front of the building. Access to the self-storage units could occur from two entrances, an entrance from the retail area or from a garage door located in the front of the building. The garage-style entrance may be use to allow larger items to be placed more easily into the building to be placed in a unit.

The current proposal is to use 46% of the total building area for the use of the storage units including the retail mailing center. 54% of the remaining area of the building will remain empty rooms or as remnant bathroom facilities formerly used by the school district offices. The petitioner considers this proposal "phase I" in relation to the number and mix of units depicted on the plan. Depending on the success of the storage unit rental business, at a later date the petitioner may wish to add additional storage units throughout the building after assessing which size storage unit is most popularly rented.

## **Parking & Access**

Parking on the property shall accommodate the proposed use. According to the Urbana Zoning Ordinance, for a self-storage facility one parking space is required for every 100 storage units, and for an office supply retail use one space is required for every 250 square foot of floor area. Because the site has over 200 parking spaces there should be adequate parking. Access to the property can occur directly from South Philo Road or from an access originating from Colorado Avenue. Existing access should be adequate for the facility.

Access to the self-storage facility units should be convenient. A manager will be on-site during business hours to allow clients to access the units. The employees would monitor the use of the newly installed garage door. Most loading and unloading should occur from the parking lot, in some instances clients may choose to park nearer the building to unload some items onto a cart. The warehouse office manager shall assist as needed with loading and unloading.

## **Related Case**

In October of 2002, a similar Special Use Permit was granted to the petitioner which provided approval to allow him to build a mini-warehouse storage facility directly east of the subject building at 1810 Colorado Avenue. The petitioner has not built upon this site, the lot east of the site remains vacant.

## **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 the following:

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

The proposed climate-controlled self-storage facility 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 unloading and loading of property into the building is proposed to be monitored by the manager of the office, with proper signage and instruction, the loading or unloading property should not be injurious to the district or to the public welfare. The proposed use 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, General Zoning District. The proposed facility is designed to meet applicable regulations and standards of the Urbana Building Safety Division. The proposed use should not create a traffic problem on adjacent streets.

### **Consideration**

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special 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 Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend 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 this Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of this Ordinance.

### **Summary of Findings**

1. The proposed facility is conducive to the public convenience because it would offer storage service to residential and business customers in the area.
2. The proposed use should not pose a detriment to the district in which it is proposed to be located.
3. The proposed use is consistent with the zoning designations of the subject site and the surrounding area.
4. The proposed use is compatible with the existing land use pattern of the general area.

## Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 1879-SU-04:

1. Recommend approval of the Special Use Permit request, without any additional conditions.
2. Recommend approval of the Special Use Permit request, 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. Recommend denial of the request for a Special Use Permit.

## Staff Recommendation

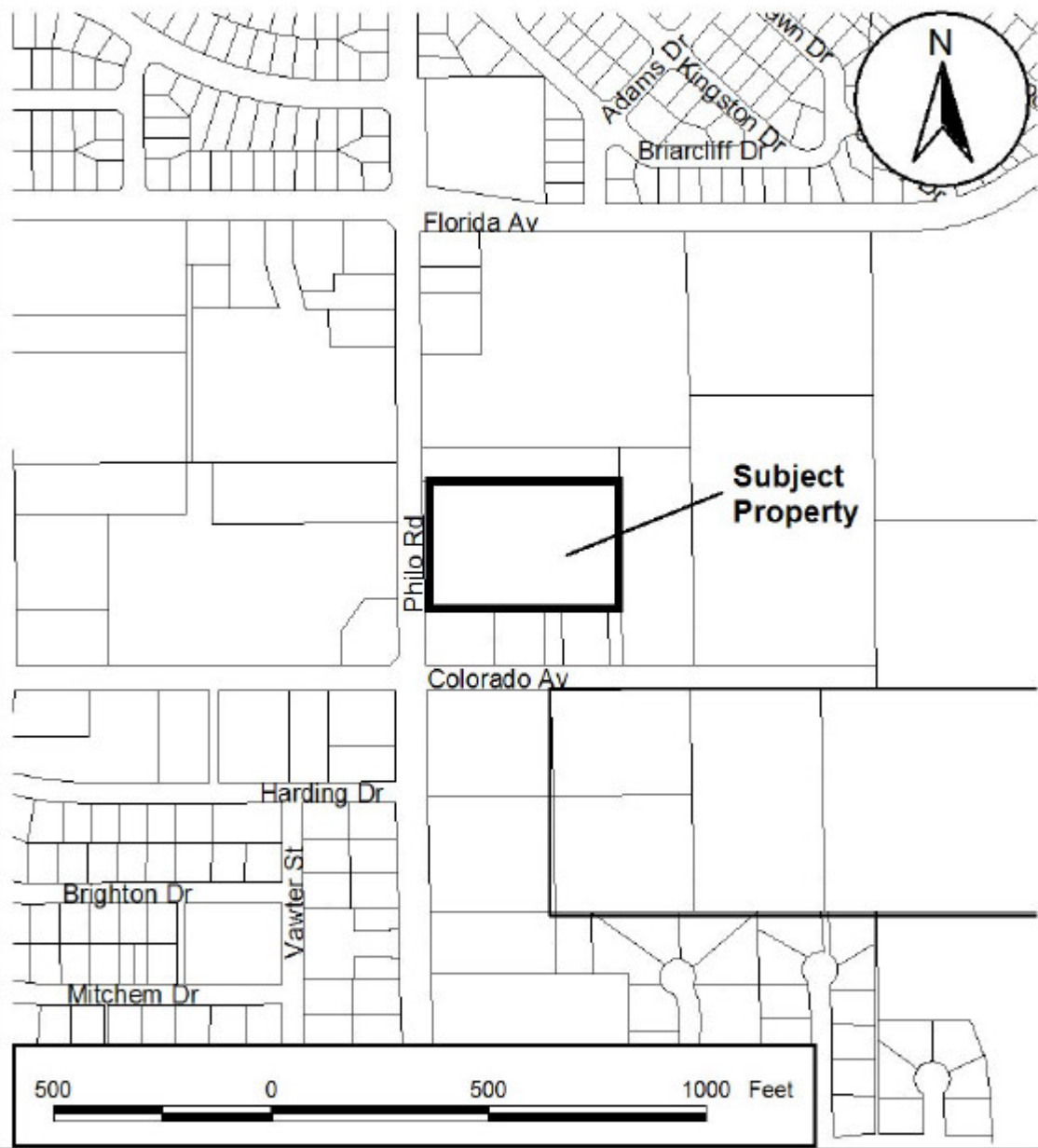
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **approval** of the proposed special use permit in Plan Case No. 1879-SU-04 to the City Council as presented for the reasons articulated above with the **following conditions**:

- 1. The climate controlled self-storage warehouse use shall be in general conformance to the plan submitted.**
- 2. There shall be no outdoor storage on the subject property.**


Attachments:      Exhibit A, Location Map  
                         Exhibit B, Zoning map  
                         Exhibit C, Existing Land Use map  
                         Exhibit D, Aerial Photo  
                         Exhibit E, Future Land Use map  
                         Exhibit F, Special Use Application with Schematic Site Plan (not in digital format)  
                         Exhibit G, Public Notice & Label List  
                         Exhibit H, Site Photos

c:      John M. Fimian  
         Bob Venable  
         Andrew Fell

# Exhibit "A": Location Map

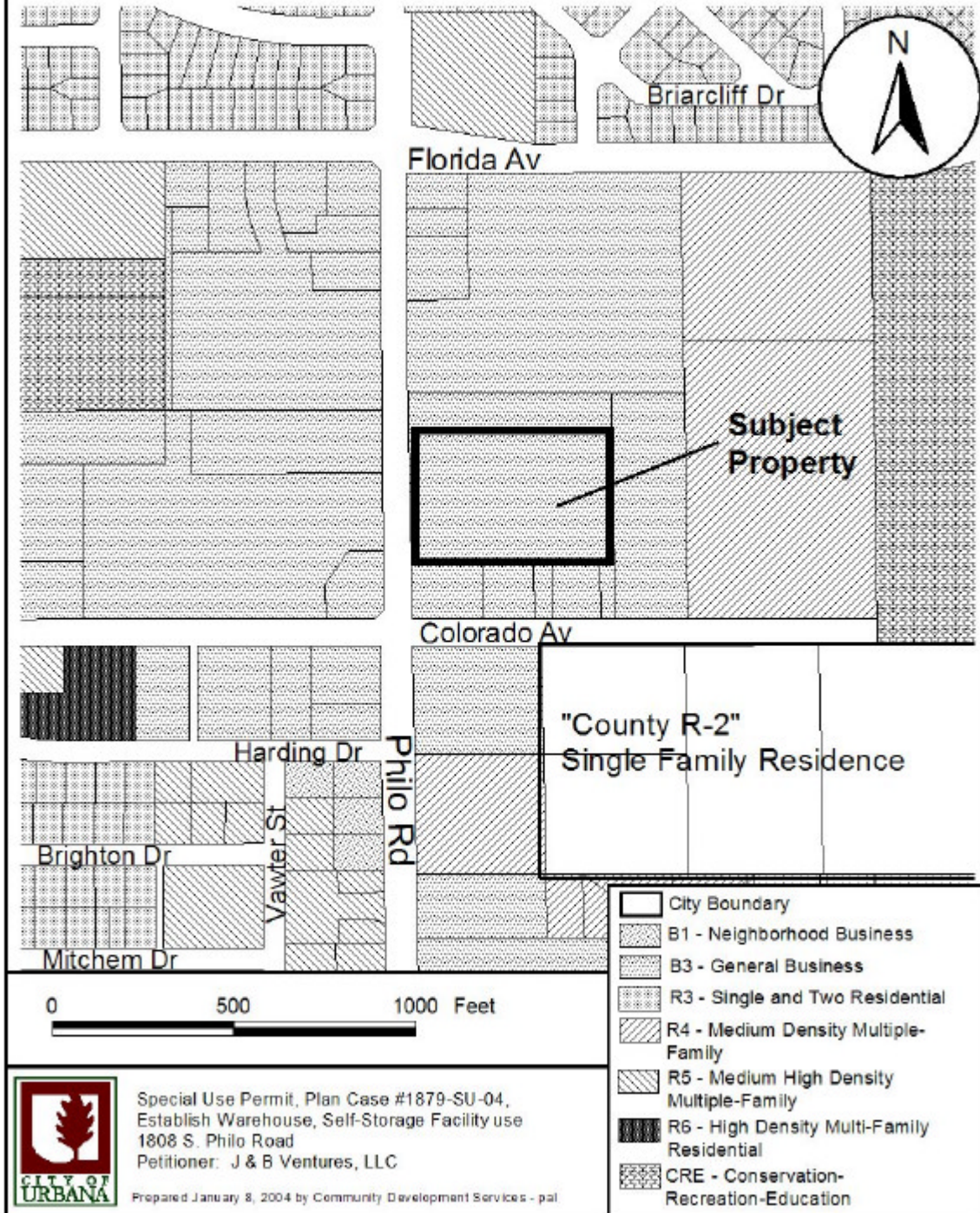


Special Use Permit, Plan Case #1879-SU-04,  
Establish Warehouse, Self-Storage Facility use  
1808 S. Philo Road  
Petitioner: J & B Ventures, LLC

 City Boundary

Prepared January 8, 2004 by Community Development Services - pal

# Exhibit "B": Zoning Map

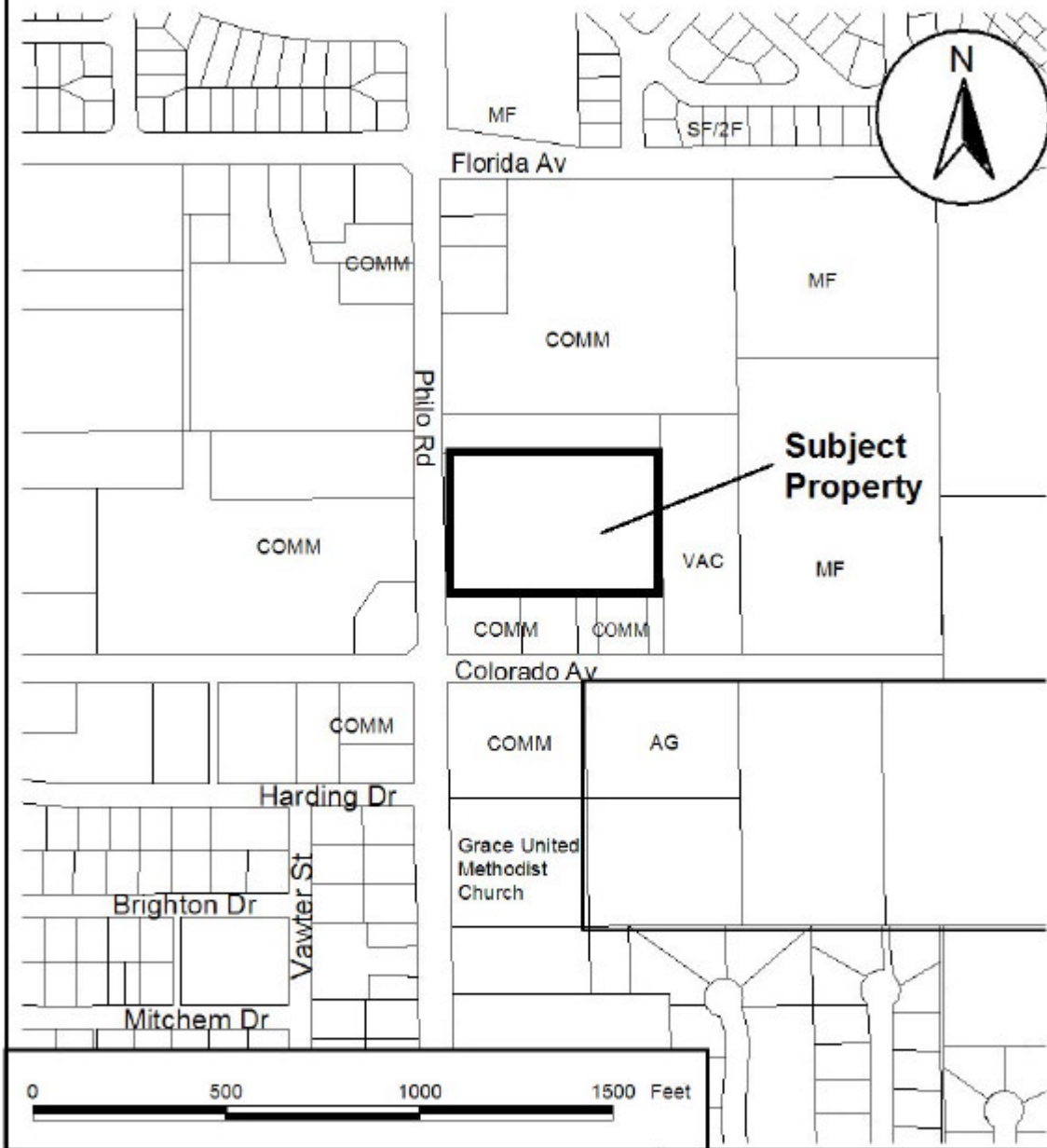


Special Use Permit, Plan Case #1879-SU-04,  
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# Exhibit "C": Existing Land Use Map



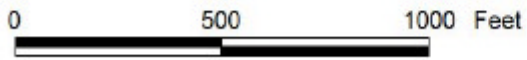
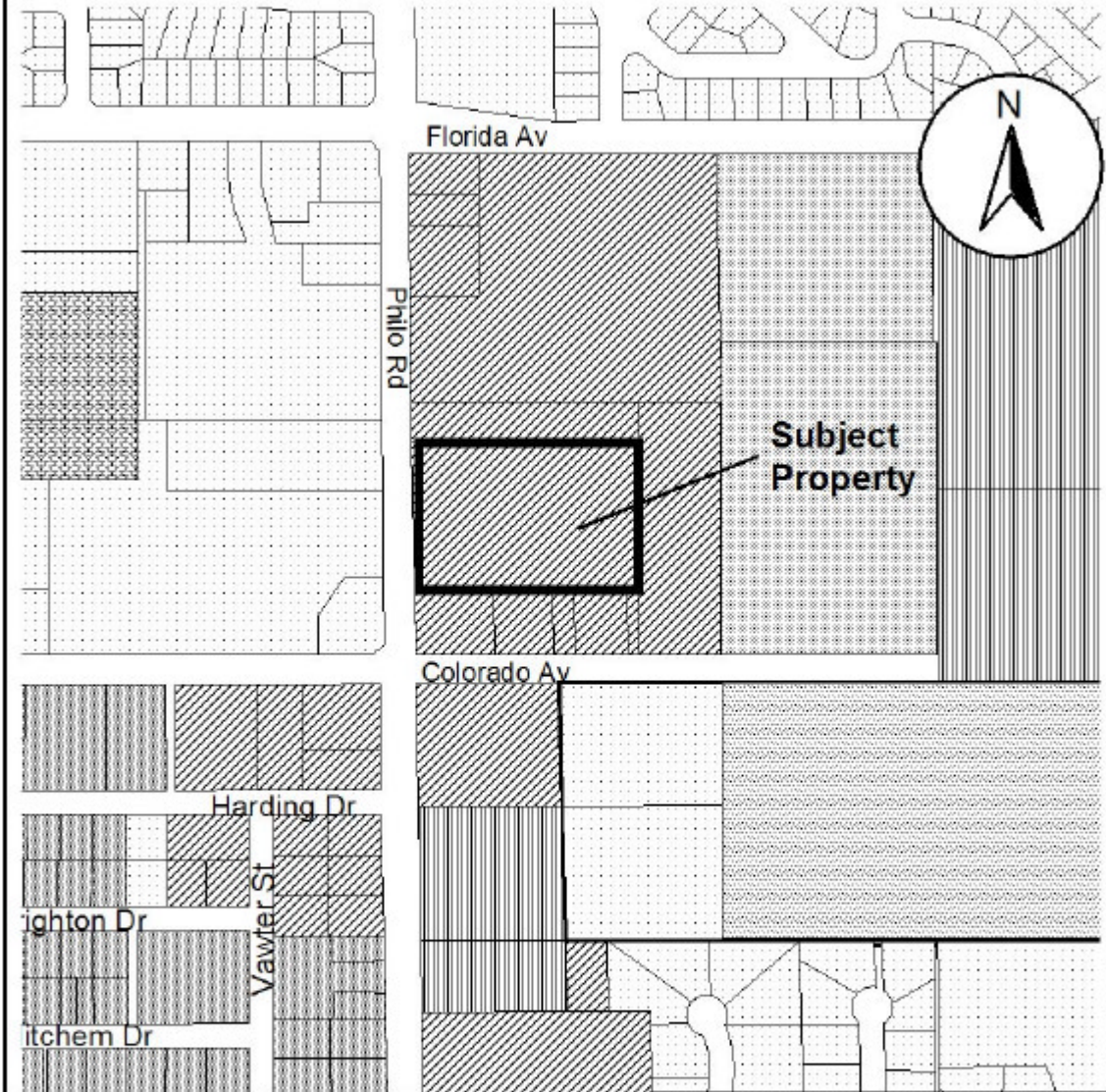
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- City Boundary
- SF/2F - Single and Two-Family Residential
- MF - Multi-Family Residential
- COMM - Commercial
- VAC - Vacant



# Exhibit "D": Future Land Use Map



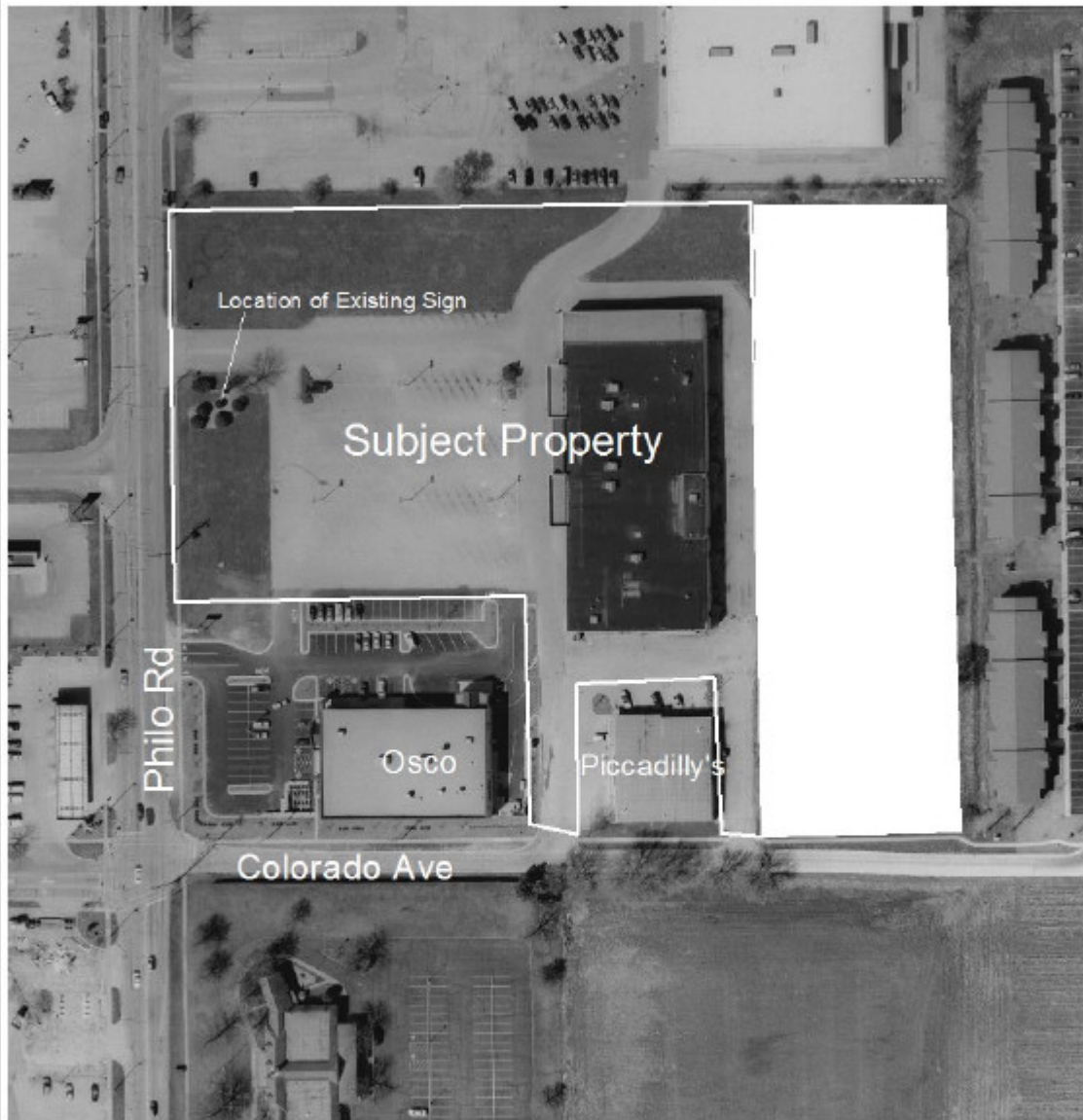
- City Boundary
- Commercial
- Single Family Residential
- Medium Density Multi-Family Residential
- Institutional
- Professional Office



Special Use Permit, Plan Case #1879-SU-04,  
 Establish Warehouse, Self-Storage Facility use  
 1808 S. Philo Road  
 Petitioner: J & B Ventures, LLC

Prepared January 8, 2004 by Community Development Services - pal

# Exhibit "E": Aerial Photo



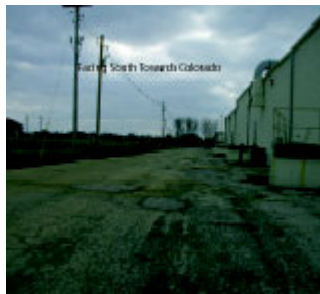
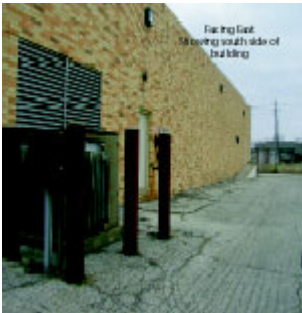
Special Use Permit 1879-SU-04  
Establish Warehouse, Self-Storage Facility Use  
1808 S. Philo Rd.  
Petitioner: J & B Ventures

Prepared by Community Development Services - mrb





# SITE PHOTOS, 1808 S. PHILO ROAD





Garage Door Entrance  
into Self-Storage Unit Area



(Inside Building)  
Proposed Area  
for Self-Storage Units



Retail Mailing Center Area



Entrance into  
Storage Facility Area  
From Retail  
Mailing Center



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

400 S. Vine

P.O. Box 946

Urbana, IL 61801

(217) 384-2439

January 7, 2004

**NOTICE OF PUBLIC HEARING IN REGARD TO A PROPOSED SPECIAL USE PERMIT**

**NOTICE IS HEREBY GIVEN** to all interested persons that a public hearing will be held by the Plan Commission of the City of Urbana, Illinois, on **Thursday, January 22, 2004 at 7:30 P.M.** in the Urbana City Council Chambers, 400 S. Vine Street, Urbana, Illinois, at which time and place the Commission will consider a request in **Plan Case 1879-SU-04**.

**Plan Case 1879-SU-04** is a request for a Special Use Permit to establish a Warehouse, Self-Storage Facility with a retail mailing center office at 1808 Philo Road. The parcel is zoned B-3, General Business. A Warehouse, Self-Storage Facility is only permitted as a special use in the B-3, General Business Zoning District. A Package and Mailing Service facility is permitted by right in the B-3 Zoning District.

Detailed information about the plan case is available at the City of Urbana Community Development Services Department, 400 South Vine Street, Urbana, Illinois 61801. The plan case is subject to change during the public hearing process.

Because you are a nearby property owner, the Zoning Board of Appeals would especially welcome your comments at the hearing, or in writing if received prior to the hearing.

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2444, or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466, or TTY 384-2360.

**If you have any questions concerning this request, please contact my office at (217) 384-2440.**

Sincerely,

Michaela Bell  
Senior Planner

30-21-21-200-026  
VIRGIL J NAUGLE  
1900 S PHILO RD  
URBANA, IL 61801

30-21-21-200-034  
URBANA MASONIC #157  
14 BEL AIR COURT  
CHAMPAIGN, IL 61820

93-21-21-126-009  
BIGFOOT FOOD STORES LLC (#94)  
PO BOX 347  
COLUMBUS, IN 47202

93-21-21-126-032  
CLIVE FOLLMER  
% P.O. BOX 3159  
1717 PHILO RD  
URBANA, IL 61801

93-21-21-126-040  
NIEMANN FOODS INC  
% P O BOX 847  
1501 N 12TH ST  
QUINCY, IL 62301

93-21-21-126-041  
PHILO PARTNERSHIP  
% R L. WALDSCHMIDT  
121 N.E. JEFFERSON  
PEORIA, IL 61602

93-21-21-176-013  
FAMILY VIDEO MOVIE CLUB  
1022 E ADAMS ST  
SPRINGFIELD, IL 62703

93-21-21-200-006  
VIRGIL J NAUGLE  
1900 S PHILO RD  
URBANA, IL 61802

93-21-21-200-010  
SUNNYCREST INVESTMENT LLC  
% DAVID BILFELD  
1217 W ROSCOE  
CHICAGO, IL 60657

93-21-21-200-025  
FIRST BERKSHIRE PROPERTIES  
% BENDERSON DEVELOPM  
570 DELAWARE AVE  
BUFFALO, NY 14202

93-21-21-201-003  
JAMES BURCH  
% P O BOX 3337  
2404 N MATTIS AVE  
CHAMPAIGN, IL 61826-3337

93-21-21-201-005  
JACK B TROXELL JR.  
1904 ROBERT DRIVE  
CHAMPAIGN, IL 61821

93-21-21-201-007  
JAMES BURCH  
2404 N MATTIS  
CHAMPAIGN, IL 61826

93-21-21-200-041  
SUNNYCREST II APARTMENTS  
2304 DALE DR  
CHAMPAIGN, IL 61821

93-21-21-200-041A  
CHL DEVELOPMENT  
428 MAINE STREET SUITE 300  
QUINCY, IL 62301

93-21-21-200-010  
RAY CAMPO  
1001 N CUNNINGHAM  
URBANA, IL 61802