



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: April 14, 2023
SUBJECT: **ZBA-2023-C-02:** A request by Jacob Gullquist for a conditional use permit to allow the expansion of an existing self-storage facility at 1808 South Philo Road, a property in the B-3, General Business district, to include new drive-up units.

Introduction

Jacob Gullquist requests a conditional use permit to expand an existing self-storage use at 1808 South Philo Road. Self-storage facilities are allowed by conditional use permit in the B-3, General Business district. In 2004, City Council granted a special use permit for a self-storage use on the lot (at the time, self-storage required a special use permit).

The applicant would now like to add a new building containing drive-up storage units to the parking lot. However, the 2004 special use permit limited self-storage to the existing building. A conditional use permit is therefore required to expand self-storage to the parking lot, while continuing the use in the existing building.

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 site has been the location of a self-storage facility since 2004, when City Council awarded a special use permit allowing self-storage, with the condition that it be contained to the existing building's footprint (Plan Case 1879-SU-04). Urbana Secure Self-Storage, the business currently operating at the location, would like to build a new 135' x 30' building containing drive-up self-storage units in a portion of the existing parking lot (Exhibit C).

In 2010, City Council approved a text amendment to the Urbana Zoning Ordinance, changing the requirement for a self-storage use in the B-3, General Business district from a special use permit to a conditional use permit (Plan Case 2122-T-10). Due to the conditions placed on the 2004 special use permit, an expansion of self-storage at 1808 South Philo Road beyond the current building footprint now requires a conditional use permit.

Description of Site and Area

The property is 4.74 acres (206,470 square feet) and currently contains a 43,650 square-foot self-storage building. It is located on the east side of South Philo Road. Prior to the current self-storage

use, which began in 2004, the site was the location of a grocery store and pharmacy. Adjacent properties to the west, east, and south are also zoned B-3, General Business. The property to the north is zoned R-5, Medium-High Density Multiple Family Residential.

The following table identifies the current zoning and existing land uses of the site and surrounding properties (see Exhibits A and B).

Table 1. Zoning and Land Use

Location	Zoning	Existing Land Use
Site	B-3, General Business	Self-storage
North	R-5, Medium High Density Multiple Family Residential	Dwelling, Multifamily
South	B-3, General Business	Pharmacy
East	B-3, General Business	Dwelling, Multifamily
West	B-3, General Business	Dentist

Discussion

The applicant requests a conditional use permit to expand the existing self-storage use to include a new, 4,050 square-foot building with 28 drive-up units in the southern portion of the parking lot. The conditional use permit procedures are meant to ensure that the proposed use is consistent with the B-3 zoning district.

The proposed structure would comply with all zoning regulations for the B-3 district, including floor area ratio, setbacks, and parking requirements. The site was initially developed as a pharmacy and grocery store and has a surplus of parking for a self-storage use. Because the building would be constructed on top of existing impervious surface area, a storm water management plan would not be required.

If granted, the conditional use permit would replace the previously granted special use permit, which limited self-storage to the existing building. The new permit would allow self-storage in both the existing building and proposed structure.

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.*

The proposed new self-storage building would allow Urbana Secure Self-Storage to meet public demand for its services by expanding the number of units on the existing lot within in an underutilized parking area. Staff find this criteria to be 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 proposal would be a relatively small expansion of a use that has existed since 2004. An additional 4,050 square feet of self-storage space on the lot is unlikely to cause injury or detriment to the district. Staff find this criteria to be met.

- 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 proposal complies with all development regulations for the B-3 district, including floor area ratio, setbacks, and parking requirements. A self-storage use has existed at the location for nearly two decades, which the requested permit would simply expand. Another self-storage facility further south on Philo Road has drive-up units similar to what the applicant is proposing. Staff find this criteria to be 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. Jacob Gullquist requests a conditional use permit to allow the expansion of a self-storage use at 1808 South Philo Road to include a new building containing drive-up units.
2. A 2004 special use permit limited self-storage on the property to the existing building. This conditional use permit would replace the previous special use permit and allow self-storage in both the existing and proposed buildings.
3. The proposed use would be conducive to the public convenience, as it would allow Urbana Secure Self-Storage to meet additional demand for their services within a currently underutilized area of the site.
4. The proposal would not be a detriment to the district because it would be a relatively small

expansion of a use that has existed on the lot since 2004.

5. The proposed expansion would comply with requirements 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-02:

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-02, with the following conditions:

1. The self-storage use shall be limited to the existing building and the proposed building shown in the submitted site plan.
2. The placement and dimensions of the proposed self-storage building shall generally conform to the submitted site plan.

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Site Plan
Exhibit D: Site Photos
Exhibit E: Conditional Use Permit Application

cc: Jacob Gullquist, Applicant

Exhibit A: Location Map



0 100 200 ft



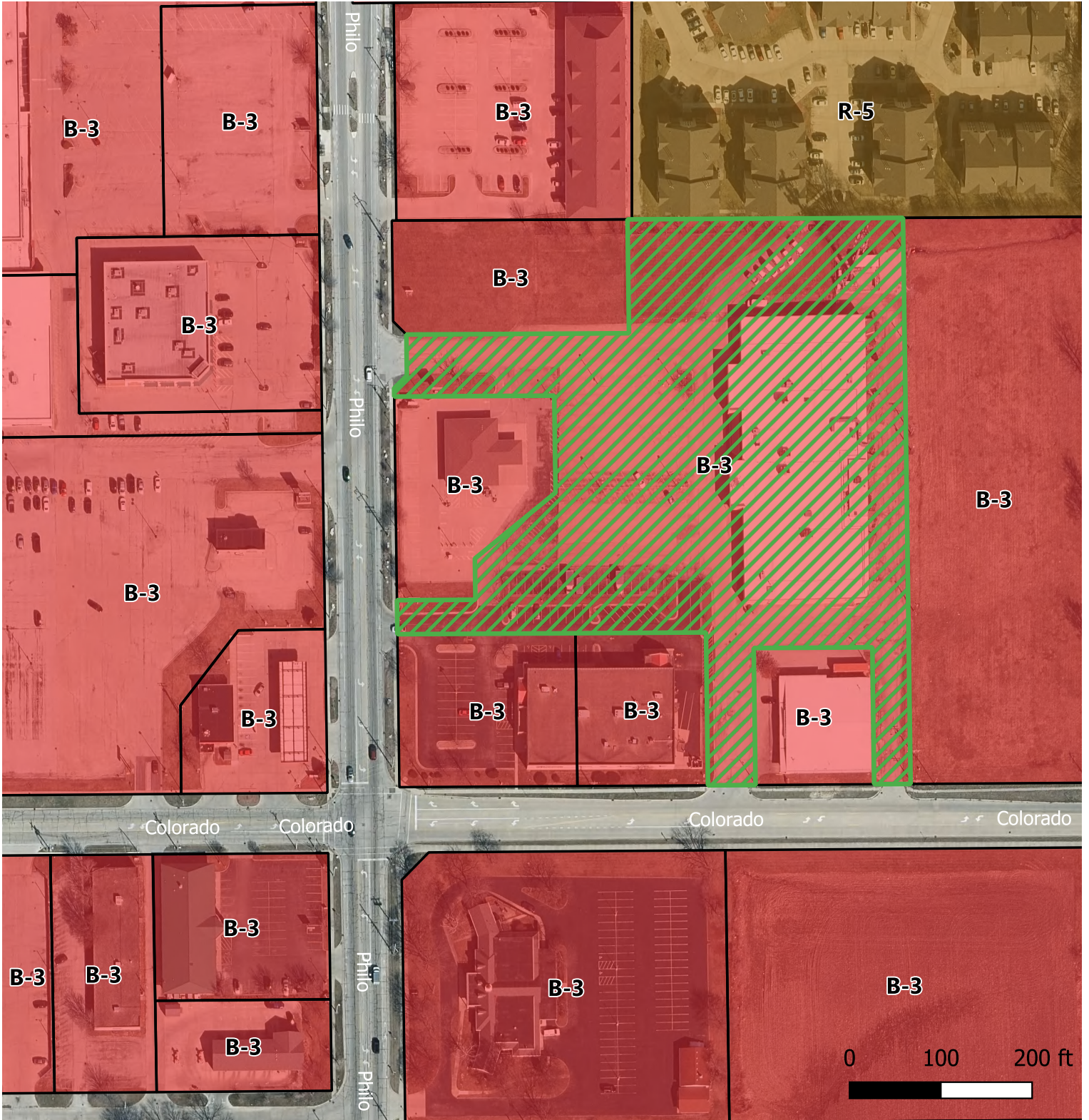
Legend

 1808 S Philo Road



Case: ZBA-2023-C-02
Subject: Conditional Use Permit for Self-Storage Use
Location: 1808 South Philo Road
Applicant: Jacob Gullquist

Exhibit B: Zoning Map



Case: ZBA-2023-C-02
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Legend

-  1808 S Philo Rd
- City Zoning
 -  B-3
 -  R-5

Exhibit C: Site Plan

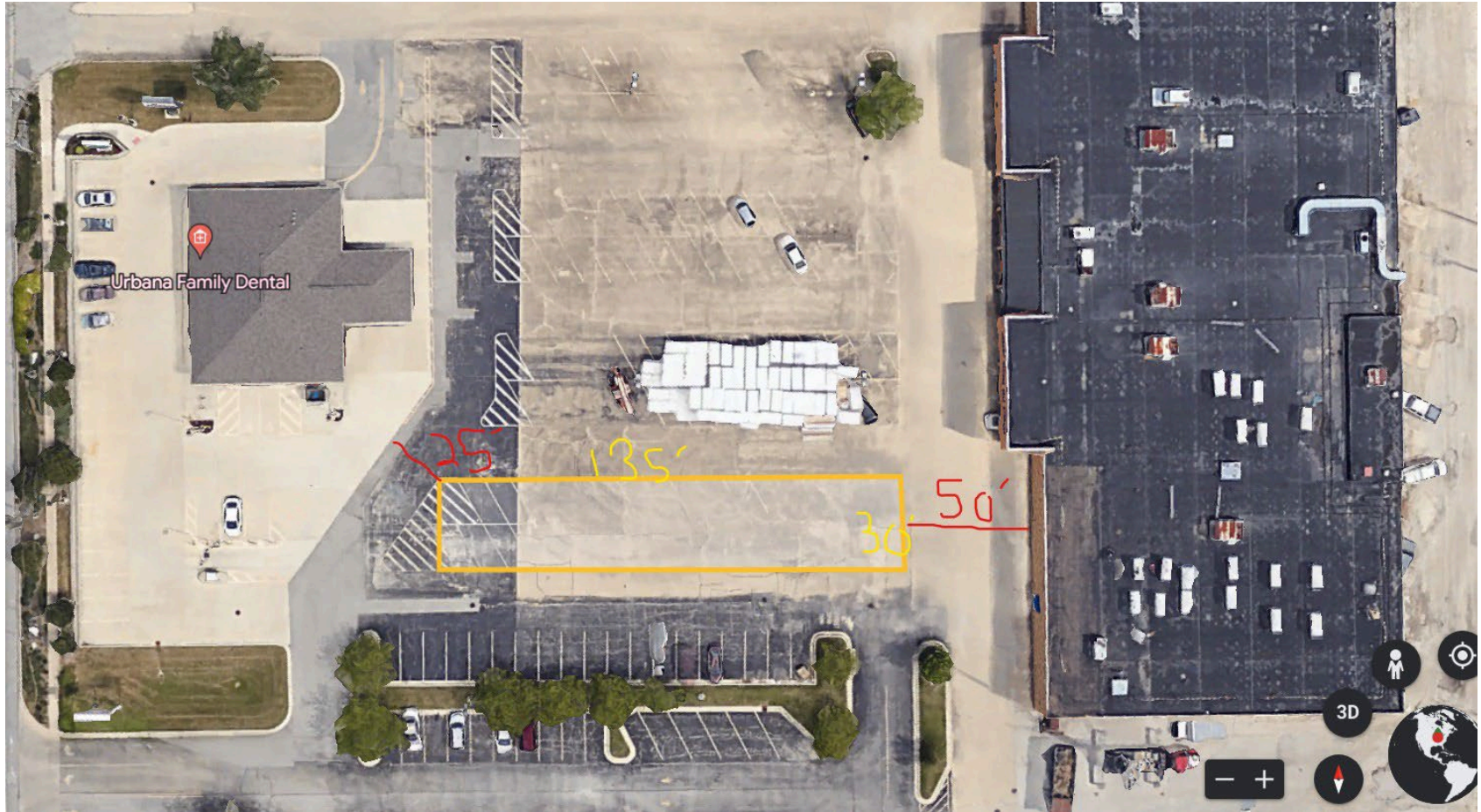


Exhibit D: Site Photos



Exhibit E: Application



Application for Conditional Use Permit

ZONING BOARD OF APPEALS

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 02-24-2023 ZBA Case No. ZBA-2023-C-02
Fee Paid - Check No. 1012 Amount \$175.00 Date 03-21-2023

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A CONDITIONAL USE PERMIT is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following use or construction purpose:

Self Storage

on the property described below, and in conformity with the plans in the permit application.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Jacob Gullquist** Phone: **8154715180**
Address (street/city/state/zip code): **39457 N 770 E Rankin IL 60960**
Email Address: **jaco_bg_11@hotmail.com**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Philo Road Self Storage LLC** Phone: **2173441800**
Address (street/city/state/zip code): **1808 Philo Rd Urbana IL 61802**
Email Address: **support@philoroadselfstorage.com**

Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: **1808 Philo Rd Urbana IL 61802**
PIN # of Location: **93-21-21-201-020**
Lot Size: **4.74 acres**
Current Zoning Designation: **0060-Improved Commercial**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **Self Storage**

Proposed Land Use: **Self Storage**

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

Lot 2 O'Reilly resubdivision

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s): Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s): Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s): Phone:

Address (*street/city/state/zip code*):

Email Address:

5. REASONS FOR CONDITIONAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

This site is conveniently located for local citizens to store thier needs. It is in a retail/fast food district with SunnySide Mall across the road, CVS, Burger King, and Urbana Family Dental as Neighbors. While being surrounded by local fast food restrauents and convience shops, this site is in close proximity to many apartments and the U of I campus. Lastly our site is currently used as an indoor self storage facility, therefore adding additional drive up units on site would add to a variety of selection for our customers.

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.

This proposal is for one additional building with multiple storage units. The building shall not be unreasonably injurious or detrimental to the district that we are in.

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 (except where such regulations and standards may be modified by Section VII-3 of the Urbana Zoning Ordinance, 1979).

The proposed use does conform to all applicable regulations and standards by meeting the requirements for building heights and bulk, building setbacks, design that preserves the character of the neighborhood lot coverage and the definition of "self storage" per City of Urbana, Article II-3 Page 24.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

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, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

2-25-23
Date