

# **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

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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

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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