



**DEPARTMENT OF COMMUNITY DEVELOPMENT
SERVICES**

Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Christopher Marx, AICP, Planner I

DATE: March 16, 2018

SUBJECT: **ZBA Case ZBA-2018-C-02:** A request by, Richard L. Thies, Individually and as Trustee of the Craig R. Webber Testamentary Trust and Carl M. Webber, on behalf of AMERCO Real Estate Company, for a Conditional Use Permit to expand a Self-Storage Facility at 2010 South Philo Road by adding the properties at 1506 and 1510 East Mumford Drive and 2028 South Philo Road, in the B-3, General Business Zoning District.

Introduction

Richard L. Thies, Individually and as Trustee of the Craig R. Webber Testamentary Trust and Carl M. Webber, on behalf of AMERCO Real Estate Company, have requested a Conditional Use Permit to expand a Self-Storage Facility at 2010 South Philo Road. The permit would allow the use of Self-Storage Facility on properties at 1506 and 1510 East Mumford Drive and 2028 South Philo Road. The U-Haul truck rental and self-storage business at 2010 South Philo Road was granted a Conditional Use Permit to operate in 2016 in ZBA Case 2016-C-04. According to Table V-I, Table of Uses in the Urbana Zoning Ordinance, a Self-Storage Facility is permitted with a Conditional Use Permit in the B-3, General Business zoning district.

The Urbana Zoning Board of Appeals must review the Conditional Use Permit application and hold a public hearing. It may vote to approve, approve with the conditions, or deny the application.

Background

Proposed Use

The subject properties are three vacant lots comprising 1.8 acres and have only ever been used for off-street parking. The property to the north at 2010 South Philo Road has been a U-Haul truck rental and self-storage service business since 2016. AMERCO Real Estate Company, representing U-Haul and in cooperation with the applicant, is proposing to expand the truck rental and self-storage uses to the subject properties. Truck rental is a permitted use in the B-3 Zoning District, but self-storage requires a conditional use permit.

The applicant is proposing the addition of six self-storage unit buildings ranging from 1,650 square feet to 3,500 square feet in size for a total of 127 new units with 16,500 square feet of storage space. The buildings would be located parallel to Mumford Drive along an east-west alignment of three rows (See Exhibit D). The buildings would be similar in appearance to the existing self-storage unit buildings located at 2010 South Philo Road to the north. They would be mostly metal and painted white with orange doors. The storage units would be on 1506 and 1510 East Mumford Drive, while the property at 2028 South Philo Road would be used for parking of rental trucks. The additional self-storage buildings would require eight parking spaces per Table VIII-7 of the Zoning Ordinance. The hours of operation for the business would remain the same: 7:00 AM - 8:00 PM throughout the week.

At the public hearing for the previous case approving the Conditional Use Permit for the existing self-storage use, nearby residents expressed a desire to screen the property from Mumford Drive. At that time, the properties along Mumford were not under the control of the current owner, therefore a screening condition could not be imposed. As these properties are now under the same ownership, the applicant has agreed to provide landscape screening at the south edge of the subject properties along Mumford Drive in response to those previous neighborhood concerns. An existing six-foot wooden fence on the east side of the subject properties provides screening for the neighboring residential uses as required in Section VI-6 of the Zoning Ordinance. For landscaping, the applicant plans to keep a dozen existing trees on the south and western edges of the subject property. The applicant also plans to supplement that landscaping with new trees and shrubs. The landscaping plan, with existing trees on the parkway, are meant to provide effective screening from the street (See Exhibit D).

The property has an underground storm sewer that cuts laterally through the western portion of the subject properties, under the parking lot. In the proposed site plan, the applicant has kept the storm sewer area free of any structures to preserve access for maintenance and repairs to the sewer line.

Description of the Site and Surrounding Properties

The subject properties are three parcels that are approximately 1.8 acres in size. They are zoned B-3, General Business and are vacant. To the north is the existing U-Haul business, which offers truck rentals and self-storage space. The Conditional Use Permit would allow an expansion of these uses to the south. The property to the north is also zoned B-3. To the east is a single-family home that is zoned R-4, Medium Density Multiple-Family Residential. To the south is vacant farmland that is zoned B-3. To the west, across Philo Road, are a single family home and an apartment building zoned R-3, Single and Two-Family Residential and R-5, Medium High-Density Multiple-Family Residential, respectively.

The following chart identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties (see Exhibits A, B, and C).

Direction	Zoning	Existing Land Use	Future Land Use
Site	B-3, General Business	Vacant Property	Community Business
North	B-3, General Business	U-Haul Truck Rental and Self-Storage Facility	Community Business
East	R-4, Medium Density Multiple-Family Residential	Single-Family Home	Residential
South	B-3, General Business	Farmland	Community Business
West	R-3, Single and Two-Family Residential; R-5, Medium High-Density Multiple-Family Residential	Single-Family Homes; Apartments	Residential; Multifamily

Discussion

The applicant has requested a Conditional Use Permit to allow an expansion of an existing business. The Zoning Ordinance permits a self-storage business as a conditional use to ensure that its operations do not disrupt the surrounding neighborhood. The major considerations for the application are the intensity of the use and screening. The business appears to be running smoothly and within the intentions of its existing Conditional Use Permit. The request for additional storage units is approximately 22% above the facility's existing capacity.

To address previous concerns over screening the use, the applicant has agreed to provide landscaping along the Mumford Drive frontage of the subject properties to provide screening for nearby residents in the neighborhood. There is also an existing fence between the subject properties and the residential uses to the east.

The Conditional Use Permit would allow an established business to expand its operations and provide the highest and best use of a long-vacant set of properties. It would also provide a further economic boost to the Philo Road corridor, an area that could benefit from more economic development. It would also upgrade the site with physical improvements and landscaping, and would allow U-Haul to extend its truck rental and self-storage services, which are in demand in the community.

Requirements for a Conditional Use Permit

According to Section VII-2 of the Urbana Zoning Ordinance, an application for a Conditional Use Permit shall demonstrate the following:

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

The proposed use is conducive to the public convenience at its location. The additional self-storage units would provide a variety of rental options to the public at an accessible location along a main arterial street. The self-storage component would be complementary to the truck rental services offered at the site. It would also provide a use for a vacant commercial site.

- 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 use would not be unreasonably injurious or detrimental to the public welfare in the district in which it would be located. It would bring a scale and use intensity that is consistent with the existing uses to the north and the commercial corridor of Philo Road. The traffic flow and customer volume would likely not exceed the capacity of the site and its surrounding streets. Landscape screening would also be added along the southern portion of the site.

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-6.*

The proposed use would conform to all applicable regulations and preserve the essential character of its zoning district. The proposed use is designed to meet all applicable zoning and building safety regulations within the City. The applicants have agreed to install landscape screening along the south edge of the property.

According to Section VII-2, the Zoning Board of Appeals shall determine whether the reasons set forth in the application, and the evidence presented 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 Zoning 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. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards;
7. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. Richard L. Thies, Individually and as Trustee of the Craig R. Webber Testamentary Trust and Carl M. Webber have applied for a Conditional Use Permit to expand a Self-Storage Facility at 2010 South Philo Road by adding the properties at 1506 and 1510 East Mumford Drive and 2028 South Philo Road, in the B-3, General Business Zoning District.
2. The proposed use would be the addition of 6 outdoor self-storage buildings with 127 units and 16,500 total square feet on properties that are vacant.
3. The U-Haul facility at 2010 South Philo Road, in coordination with the applicant, was

granted a Conditional Use Permit for its current business in ZBA Case 2016-C-04.

4. The proposed use is conducive to the public convenience at that location.
5. The use would not be unreasonably injurious or detrimental to the public welfare in the district in which it would be located.
6. The proposed use would conform to all applicable regulations and preserve the essential character of its zoning district.

Options

The Zoning Board of Appeals has the following options in Case No. ZBA-2018-C-02:

1. **Grant** the conditional use as requested based on the findings outlined in this memo; or
2. **Grant the conditional use with conditions.** If the Urbana Zoning Board of Appeals elects to add conditions they should articulate findings accordingly; or
3. **Deny** the conditional use. If the Zoning Board of Appeals elects to do so, the Board should articulate the findings supporting its denial.

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 **GRANT** the proposed Conditional Use Permit in Case No. ZBA-2018-C-02 for the reasons articulated above and with the following conditions:

1. The applicant submits a site plan that contains any adjustments deemed necessary for compliance with the City's municipal codes
2. The use generally conforms to the site plan submitted in this application in Exhibit D that shows the outdoor storage units located outside of the storm sewer line.
3. An easement for the storm sewer line is created between the property owner and the City's Public Works Department.
4. There is landscaping installed along Mumford Drive and Philo Road that provides screening which is consistent with the landscape plan submitted in this application in Exhibit D.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Site Plan and Landscaping Plan
Exhibit E: Site Photos
Exhibit F: Conditional Use Permit for ZBA Case 2016-C-04
Exhibit G: Conditional Use Permit Application
Exhibit H: Communications

Exhibit A: Location & Existing Land Use Map

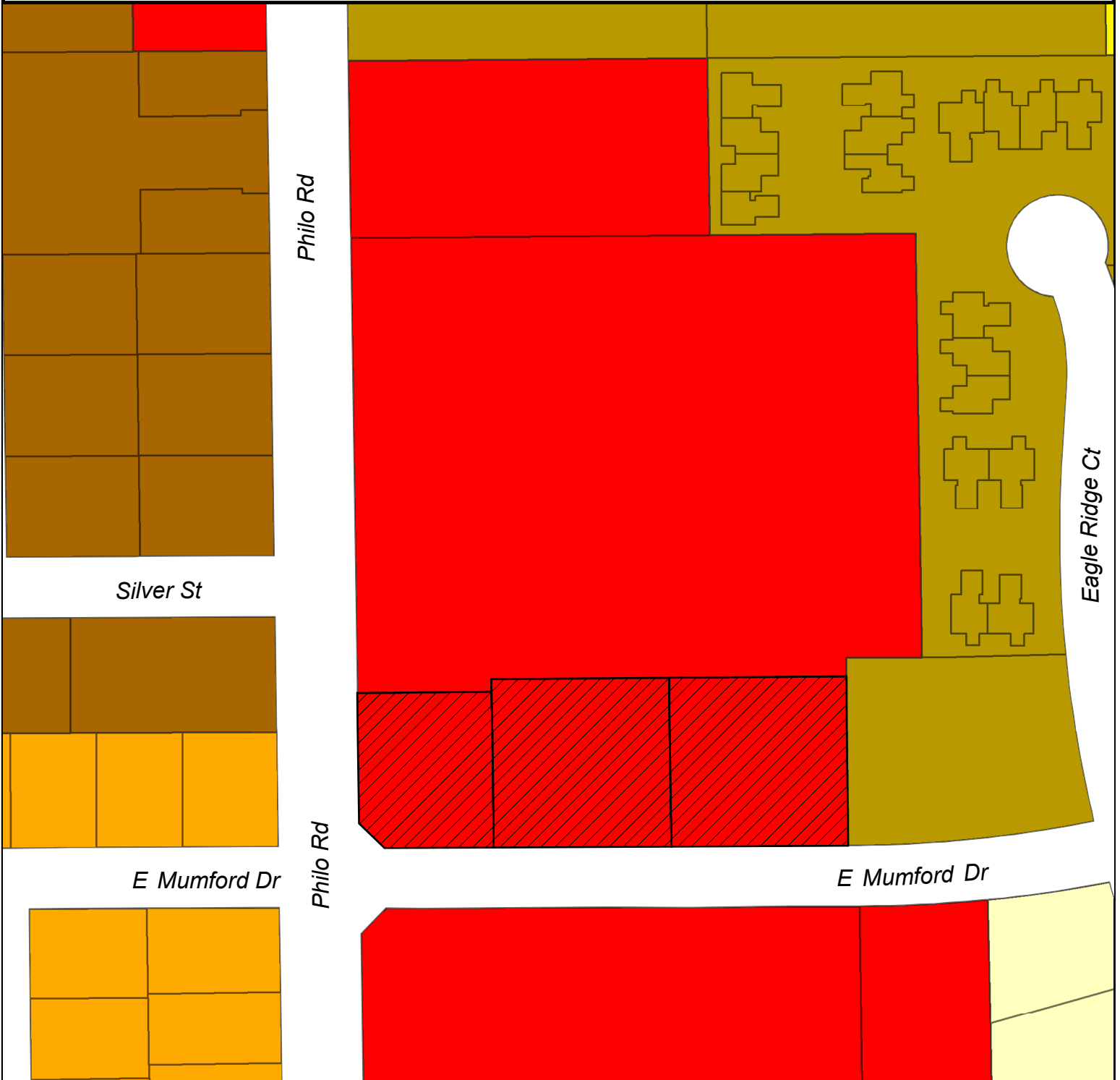


Case: ZBA-2018-C-02
Subject: Conditional Use Permit for Self-Storage Facility
Location: 1506 and 1510 East Mumford Drive and 2028 South Philo Road

 Subject Property

Petitioner: Richard L. Thies, Individually and as Trustee of the Craig R. Webber Testamentary Trust and Carl M. Webber, on behalf of AMERCO Real Estate Company

Exhibit B: Zoning Map



Case: ZBA-2018-C-02
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 Location: 1506 and 1510 East Mumford Drive and 2028 South Philo Road

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



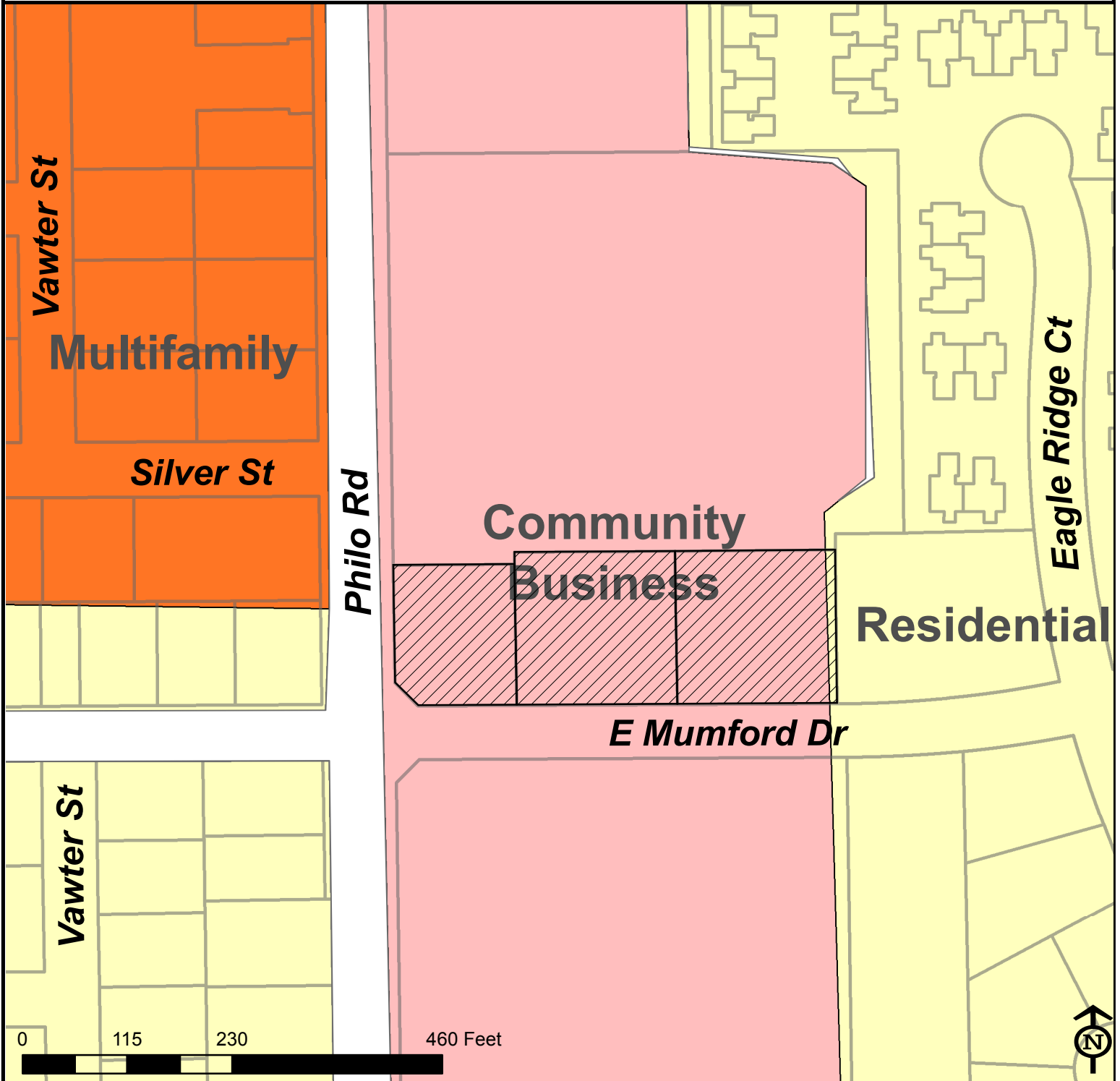
	Subject Property
	B3
	R3
	R1
	R2
	R4
	R5

Exhibit C: Future Land Use Map



Case: ZBA-2018-C-02
 Subject: Conditional Use Permit for Self-Storage Facility
 Location: 1506 and 1510 East Mumford Drive and 2028 South Philo Road

Petitioner: Richard L. Thies, Individually and as Trustee of the Craig R. Webber Testamentary Trust and Carl M. Webber, on behalf of AMERCO Real Estate Company





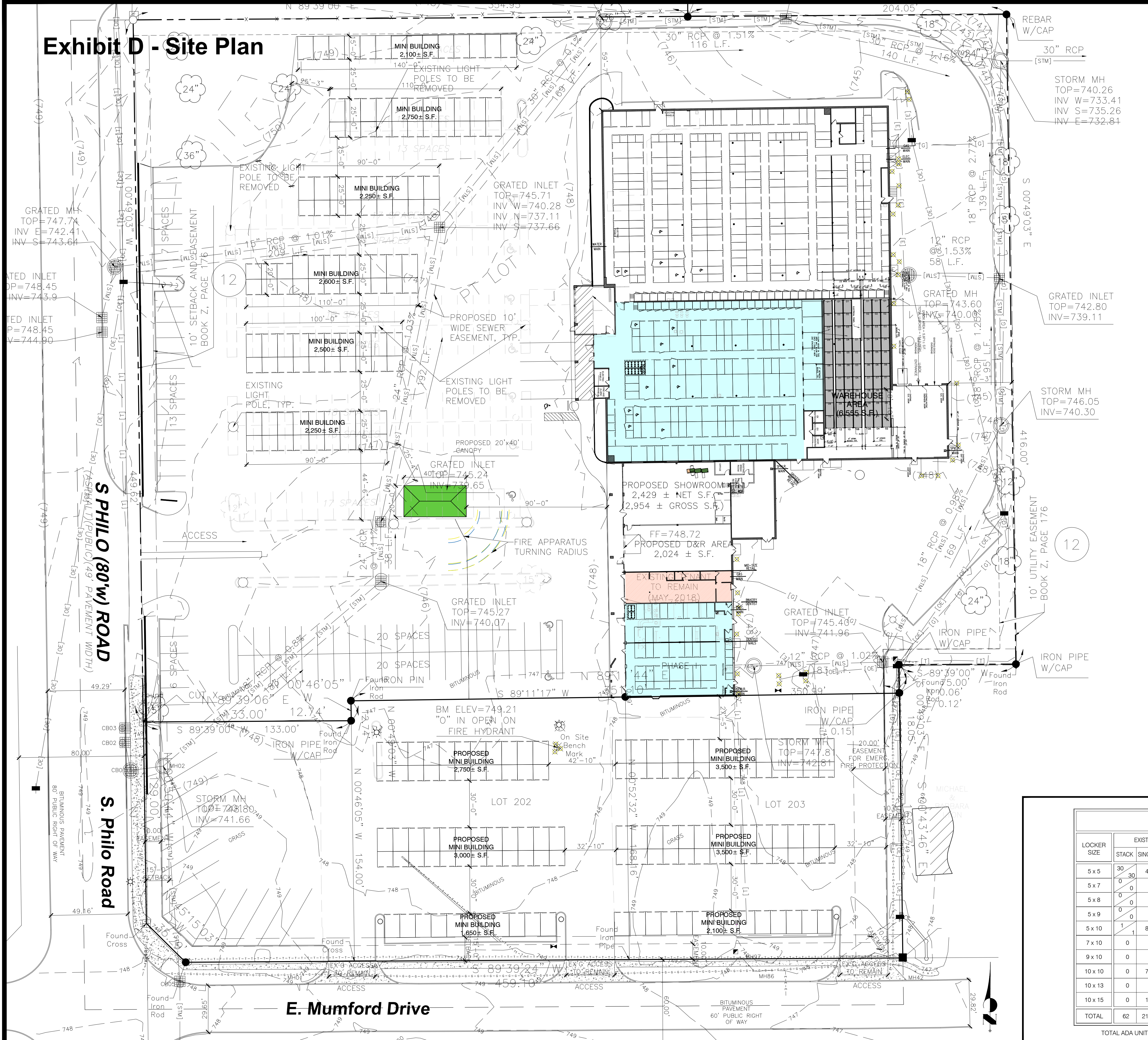
-  Subject Property
-  Residential
-  Multi-Family Residential
-  Community Business

Exhibit D - Site Plan



AERIAL

PROJECT NAME: U-HAUL MOVING & STORAGE AT SOUTHGATE
MUNICIPALITY: CITY OF URBANA
PROJECT ADDRESS: 3 BARE LAND PARCELS ABUTTING 210 S PHILO RD, URBANA, IL
APN / ACRE / AREA: 93-21-21-202-007 / .46 ACRES / 20,167.77 SF
 93-21-21-202-078 / .67 ACRES / 29,373.75 SF
 93-21-21-22-079 / .67 ACRES / 29,341.52 SF
ZONE: B-3 GENERAL BUSINESS
ADJACENT ZONING:
 N- B3 GENERAL COMMERCIAL
 E- R-4 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL
 S- B3 GENERAL COMMERCIAL
 W- R-3 SINGLE & TWO FAMILY RESIDENTIAL / R-5 MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
PERMITTED USES: RETAIL AUTO, TRUCK, TRAILER, OR BOAR SALES/RENTAL
CONDITIONAL USES: SELF-STORAGE
BULK REQUIREMENTS
SETBACKS:
 FRONT YARD: 15'
 SIDE YARD: 5' OR 10' IF ABUTTING RESIDENTIAL
 REAR YARD: 10'
FAR: 4.0
HEIGHT LIMIT: NO LIMITS ON PRINCIPAL STRUCTURES;
MAX LOT COVERAGE: NO REQUIREMENT
MAX IMPERVIOUS: NO REQUIREMENT
OPEN SPACE: NO REQUIREMENT
PARKING:
 GENERAL RETAIL = 1SP/250SF OF FLOOR AREA
 MINI-WAREHOUSE = 1SP/100 STORAGE UNITS
 MINIMUM 2SP LOCATED NEXT TO MAIN OFFICE
SCREENING: OFF STREET PARKING ADJOINING A RESIDENTIAL ZONE DISTRICT/USE SCREENED WITH LANDSCAPE OR SOLID FENCE/WALL 4-6' TALL
LANDSCAPE BUFFER FOR NON-MATCHING ADJACENT ZONES - 5' MIN
 75% OF LANDSCAPED YARD REQUIRES A GROUND COVER W/ LIVING GRASS OR OTHER TYPE OF PLANT MATERIAL; 25% MAY BE NON-LIVING LANDSCAPE MATERIAL.

PROPOSED LOCKER MIX																	
LOCKER SIZE	EXISTING - HEATED				EXISTING - CLIMATE CONTROL				EXISTING EXTERIOR		PROPOSED EXTERIOR		TOTAL	SQ. FT.	%		
	STACK	SINGLE	SQ. FT.	%	STACK	SINGLE	SQ. FT.	%	EXT	SQ. FT.	%	EXT				SQ. FT.	%
5 x 5	30	41	2525	15%	21	15	1425	12%	0	0	0%	0	0	0%	158	3,950	7%
5 x 7	0	0	0	0%	0	1	35	0%	0	0	0%	0	0	0%	1	35	0%
5 x 8	0	1	40	0%	0	0	0	0%	0	0	0%	0	0	0%	1	40	0%
5 x 9	0	0	0	0%	0	3	135	1%	0	0	0%	0	0	0%	3	135	0%
5 x 10	1	88	4,500	28%	0	58	2,900	23%	0	0	0%	0	0	0%	148	7,400	13%
7 x 10	0	0	0	0%	0	3	210	2%	0	0	0%	0	0	0%	3	210	0%
9 x 10	0	0	0	0%	0	4	360	3%	0	0	0%	0	0	0%	4	360	1%
10 x 10	0	75	7,500	42%	0	48	4,800	39%	53	11,900	37%	51	5,100	31%	227	22,700	38%
10 x 13	0	0	0	0%	0	7	910	7%	0	0	0%	0	0	0%	7	910	1%
10 x 15	0	10	1,500	9%	0	11	1,650	13%	61	24,150	63%	76	11,400	69%	158	23,700	40%
TOTAL	62	215	16,065	100%	42	150	12,425	100%	114	14,450	100%	127	16,500	100%	710	59,440	100%

TOTAL ADA UNITS REQUIRED (ALL PHASES) = 21

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	01/26/18	MM	REMOVED CURB AT ENTRY & UPDATED MIX
2	02/07/18	MM	REMOVED MINIS ADDED DISPLAY PARKING
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL AT SOUTHGATE
 2010 S PHILO ROAD
 URBANA IL 61802

SHEET CONTENTS:
 PROPOSED SITE PLAN

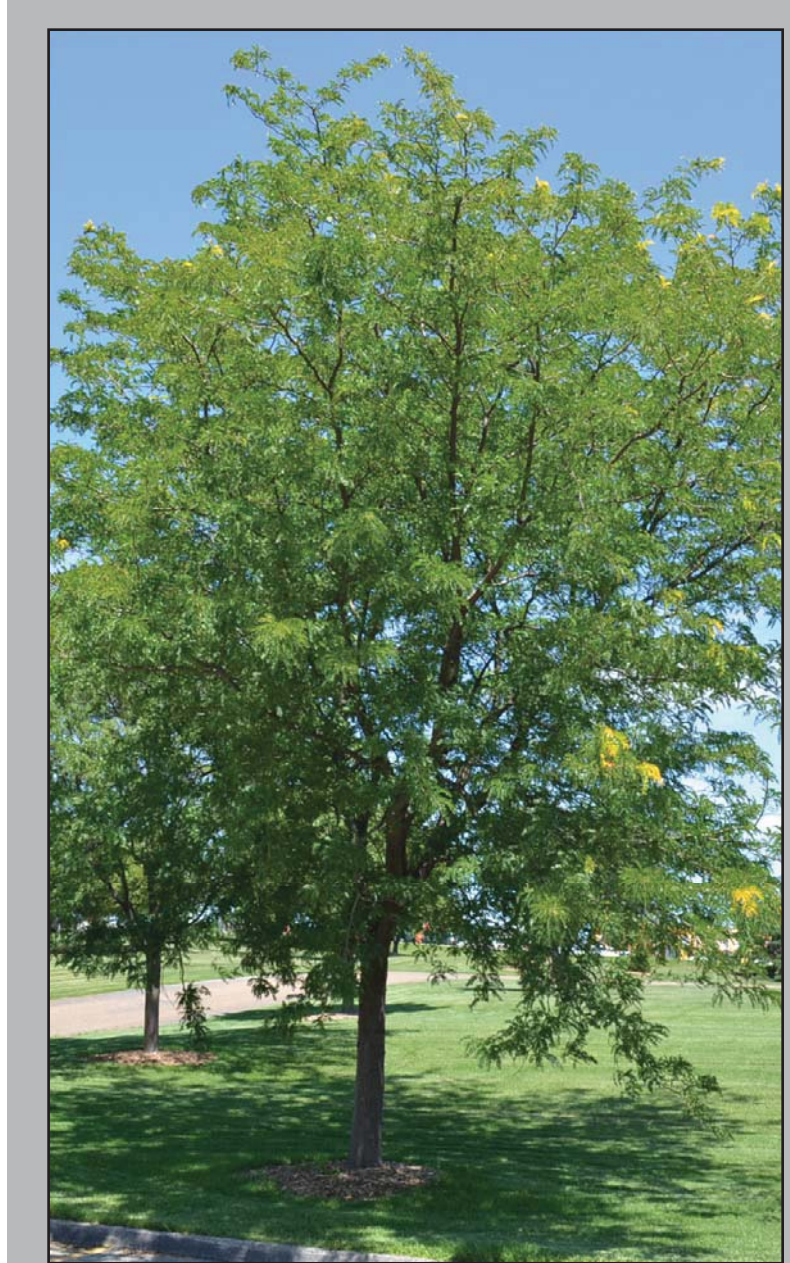
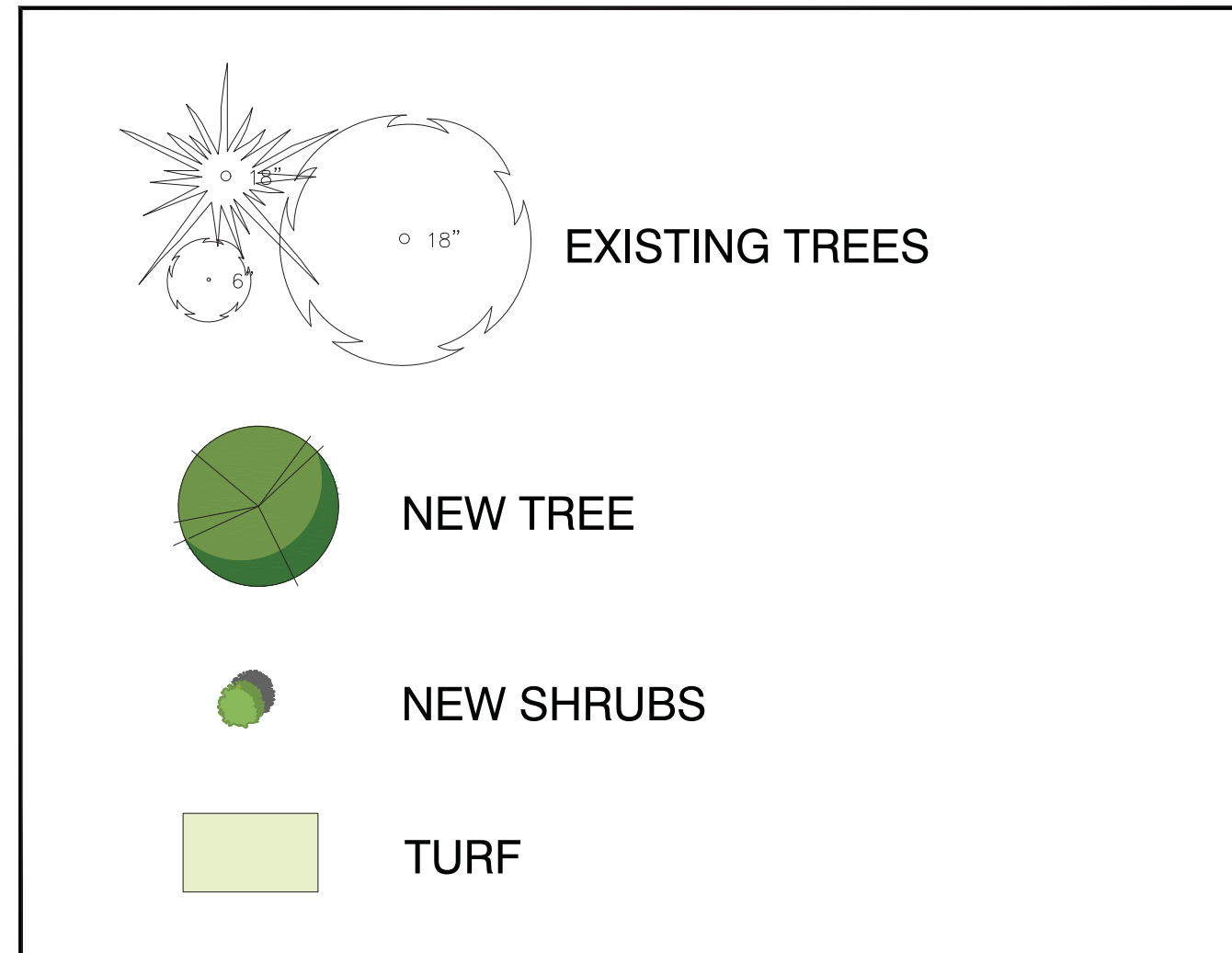
760056

DRAWN: MM
CHECKED: NH
DATE: 01/12/2018

SP-1

760056A1F.DWG

Exhibit D - Landscaping Plan



HONEY LOCUST

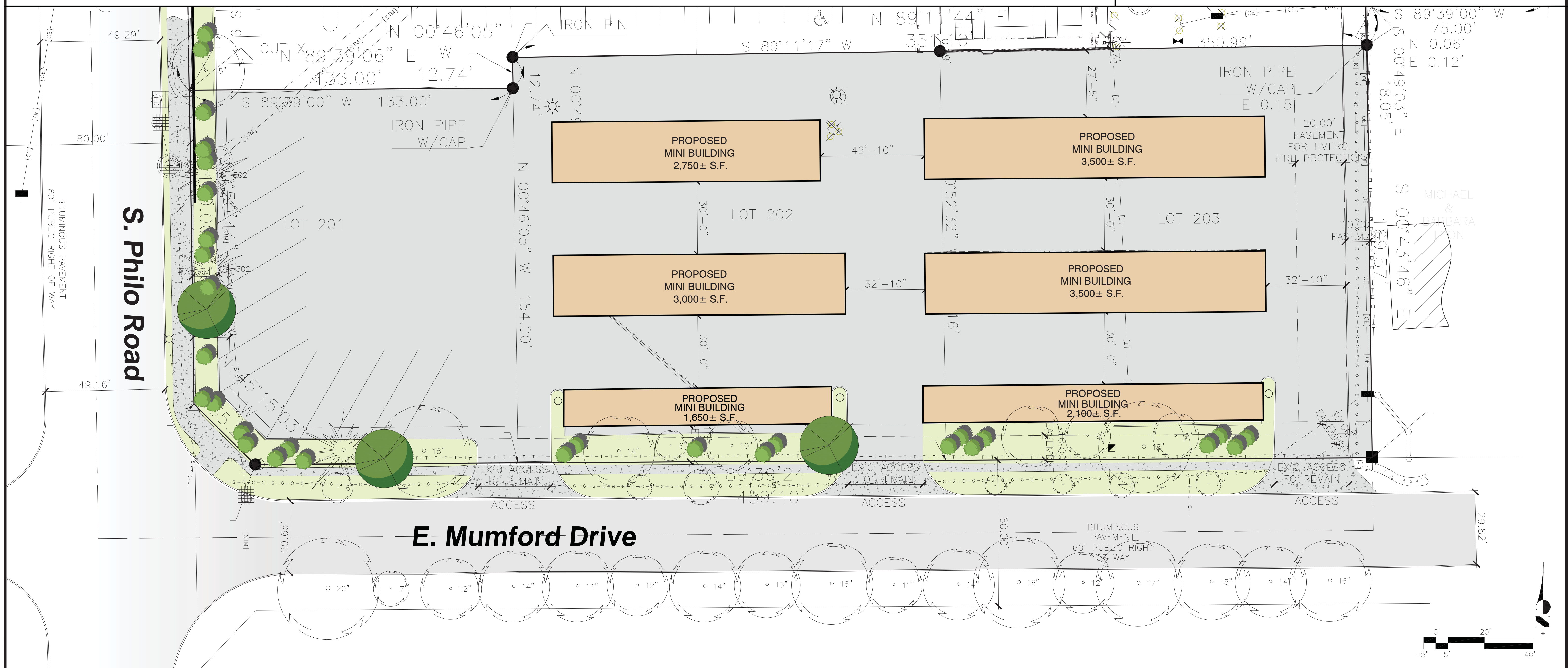


GREEN VELVET BOXWOOD



AERIAL

NOT TO SCALE



PROPOSED SITE PLAN - ADJ TO EXISTING U-HAUL CENTER

SCALE: 1" = 20'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INDICUS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS,
 NOT FOR CONSTRUCTION,
 FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL AT SOUTHGATE
 2010 S PHILO ROAD
 URBANA IL 61802

SHEET CONTENTS:

PROPOSED LANDSCAPE
 AT ADJ. LOT

760056

DRAWN: HRK
 CHECKED: PB
 DATE: 03/14/18

760056A1F Landscape.DWG

© 2018 AMERCO REAL ESTATE COMPANY

Exhibit E – Site Photos



2N



8 2 0 0 0 7 3
Tx:4079241

**CITY OF URBANA - ZONING BOARD OF APPEALS
DECISION SHEET**

**REQUEST FOR A CONDITIONAL USE PERMIT
IN CASE #ZBA-2016-C-04**

2017R00026
REC ON: 01/03/2017 11:14:39 AM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 48.00
PAGES 2
PLAT ACT: OPLAT PAGE:

At a duly called meeting of the Urbana Zoning Board of Appeals, a public hearing was held on Wednesday, December 21st, 2016 at the City of Urbana Council Chambers, 400 S. Vine Street, Urbana, Illinois, at which time and place the Board considered Case # **ZBA-2016-C-04**, a request for a Conditional Use Permit pursuant to Section VII-2 and XI-3 of the Urbana Zoning Ordinance.

A request by Aaron Freeman of U-Haul Company of Illinois for a Conditional Use Permit to allow a Self-Storage Facility at 2010 South Philo Road in the B-3, General Business Zoning District.

Common Street Address: 2010 South Philo Road
Owner of Record: Aaron Freeman of U-Haul Company of Illinois
Permanent Parcel Index #: 93-21-21-202-090

Legal Description:

Lot I of Southgate Shopping Center Subdivision as per Plat recorded in Book "2" at Page 176, except that part of said Lot 1 lying within Webber's Replat of a Part of Lot 1 and Lot 2 of Southgate Shopping Center Subdivision as per Plat recorded as Document Number 2001R18798, in Champaign County, Illinois.

After careful review of staff's findings in this case, and upon considering all the evidence and testimony presented at the public hearing, the following decision was made by the Urbana Zoning Board of Appeals: By a roll call vote of **four ayes and zero nays**, the Urbana Zoning Board of Appeals voted to direct the Zoning Administrator to **APPROVE** the requested Conditional Use Permit based on the following findings:

1. Aaron Freeman, representing the U-Haul Company of Illinois, is requesting a Conditional Use Permit to allow a Self-Storage Facility on the property at 2010 South Philo Road in the B-3, General Business zoning district. The Urbana Zoning Ordinance allows the use of Self Storage Facility with a Conditional Use Permit in the B-3 district.
2. The subject property is 5.31 acres with a 55,000 square foot former grocery store building that is mostly vacant except for a bakery, dental office, and U-Haul truck rental office across the southern portion. The applicant would make physical improvements to the building and the property.
3. The applicant would install 564 self-storage units, most of which would be located within the existing building except for 121 units that would be separately placed outdoors. The self-storage service would complement the business's existing truck and trailer rentals.

4. The proposed use is conducive to the public convenience at its location as it would enable a business to provide storage and truck rental services to the public while reusing a vacant building.

5. The proposed use would not be a detriment to the B-3, General Business zoning district in which it would be located as the building and site would be improved, including adding landscape screening. The traffic volumes would likely be less than when the site was occupied by previous grocery store uses.

6. The proposed use is consistent with the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located.

The conditions for the approval of this Conditional Use Permit are as follows:

1. The applicant submits a site plan that contains any adjustments deemed necessary for compliance with the City's municipal codes.
2. The use generally conforms to the site plan submitted in this application that shows the outdoor storage units located outside of the storm sewer line.
3. An easement for the storm sewer line is created between the property owner and the City's Public Works Department.

I do hereby affirm that to the best of my knowledge, the foregoing is a true and accurate record of Case No. ZBA-2016-C-04


Harvey Welch, Chairperson

12-30-16
Date

The complete and official record of this case is on file at the City of Urbana Department of Community Development Services located at 400 S. Vine Street, Urbana, Illinois.

DOCUMENT TO BE FILED AT THE CHAMPAIGN COUNTY RECORDER'S OFFICE

CITY OF URBANA - ZONING BOARD OF APPEALS - DECISION SHEET
CASE # ZBA-2016-C-04- REQUEST CONDITIONAL USE PERMIT
APPROVED FOR RECORDING BY:


Jack Waaler, Special Counsel

December 22, 2016
Date

(5)

Please return original decision sheet to the attention of Christopher Marx, City of Urbana, 400 South Vine Street, Urbana, IL 61801. Phone: 217-384-2440, Fax: 217-384-2367

Prepared by:


Christopher Marx, Planner I
Community Development Services - Planning Division
400 S. Vine Street Urbana, IL 61801



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 _____ ZBA Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

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): **AMERCO Real Estate Company** Phone: **602-263-6649**

Address (street/city/state/zip code): **2727 N Central Ave. Ste. 500 Phoenix, AZ 85381**

Email Address: **holly_reading@uhaul.com**

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Contract Buyer**

2. OWNER INFORMATION

Name of Owner(s): **Richard L. Thies, Individually and as Trustee of the Craig R. Webber Testamentary Trust Carl M. Webber** Phone: **(217) 367-1126**

Address (street/city/state/zip code): **202 Lincoln Square Urbana, IL 61801**

Email Address: **rthies@webberthies.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: **North East Corner of S Philo Rd & East Mumford Dr.**

PIN # of Location: **93-21-21-202-077, 93-21-21-202-078, 93-21-21-202-079**

Lot Size: **|93-21-21-202-077: 20,167.77 sf. | 93-21-21-202-078: 29,373.74 sf. | 93-21-21-202-079: 29,341.52 sf. |**

Current Zoning Designation: **B-3 General Business**

Current Land Use (*vacant, residence, grocery, factory, etc*): **bare land**

Proposed Land Use: **U-Haul self-storage and truck & trailer sharing**

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

LOTS 201, 202 AND 203 IN WEBBER'S REPLAT OF PART OF LOT 1 AND LOT 2 OF SOUTHGATE SHOPPING CENTER SUBDIVISION ACCORDING TO THE PLAY THEREOF RECORDED JULY 12, 2001 AS DOCUMENT NO. 2011R18798, IN CHAMPAIGN COUNTY, ILLINOIS.

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.

Please see narrative.

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.

The proposed use is designed by combining a group of buildings consisting of individual, self-contained units for the storage of personal property where individual owners lease individual storage units. This proposal is for 5 additional buildings with multiple storage units. These 5 buildings are located within required city building setback boundaries and shall not be unreasonably injurious or detrimental to the district 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).

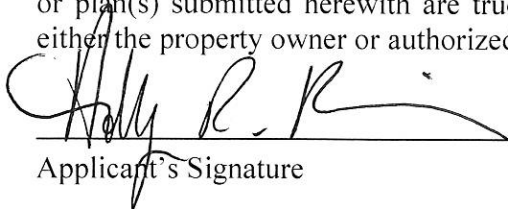
The proposed use does conform to all applicable regulations and standards by meeting the requirements for building heights and bulk, building setbacks, design that preserves the character of neighborhood, lot coverage and the definition for "Self-Storage" per City of Urbana, Article II-3, Page 24. Our proposal will have no negative impact on the surrounding properties and we will ensure and facilitate the preservation of all natural features.

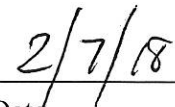
NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

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


Date

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Urbana's participation and counseling in regard to a Conditional Use Permit for the property located at the north-east corner of Philo Rd. & E Mumford Dr. and comprised of 3 separate parcels. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 3 parcels, which total in ±1.8 acres, are vacant land located on the north-east corner of Philo Rd. & E Mumford Dr. U-Haul is proposing to expand the existing U-Haul Moving & Storage Facility located at 2010 S Philo Rd. Urbana, IL, just north of the 3 parcels. U-Haul's current uses at 2010 S Philo Rd are truck and trailer sharing and self-storage and these 3 parcels would be an extension of that. Obtaining a Conditional Use Permit on these abutting parcels, will allow U-Haul to better serve the storage needs of the community, and make use of a property that is currently vacant.

The 3 vacant parcels are currently zoned B-3- General Business and situated directly south of our existing U-Haul store on S. Philo Rd. The Existing U-Haul Moving and Storage Facility is also zoned B-3 which allows the use of truck and trailer rental, and the use of self-storage with a Conditional Use Permit. U-Haul was granted a conditional use permit by the Zoning Board of Appeals on December 21, 2016. Through our adaptive reuse program, U-Haul revitalized a rundown, vacant building and turned it into an economically successful business and an asset to the community.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools

- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Urbana as you consider the Conditional Use Permit we are currently submitting.

Sincerely,

Holly Reading
 AMERCO Real Estate - Planner

Exhibit H – Communications

1. Thank you for the notice. We will be out of town. I would also suggest for minimal lighting on that stretch of property. We don't want the added traffic and noise on Mumford and push for LARGE pine trees or something that blocks the view from Mumford. I hope they will listen and grant our requests.

- Debbie Tamimie
March 3, 2018 at 9:13 A.M.
Tamimie1@comcast.net