



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Zoning Board of Appeals

FROM: Robert Myers, AICP, Planning Manager

DATE: May 20, 2011

SUBJECT: ZBA-2011-MAJ-01: 806 and 810 E Perkins Road. A request by Paul Tatman for a major variance from the minimum side yard building setbacks required by the Urbana Zoning Ordinance in a B-3, General Business Zoning District.

Introduction

Paul Tatman, the applicant, is proposing to subdivide a parcel of property that he owns at 806 & 810 E Perkins Road. The subject property has two buildings on the lot, each housing a separate business. TK Service Center, an auto repair business, is located in the building addressed as 806 E Perkins Rd and Tatman’s Towing, an auto towing business, is located in the building addressed as 810 E Perkins Rd. The applicant is proposing to subdivide the lot into two parcels so he can transfer ownership of Tatman’s Towing (810 E Perkins Rd) to a new business owner planning to expand. The subject property is located in the B-3, General Business Zoning District. Table VI-3 of the Urbana Zoning Ordinance states that the minimum required side yard in the B-3, General Business district is five feet. Following the subdivision of the lot, a portion of one of the principal buildings would have an approximate three-inch setback from the newly-created property line, and a portion of the other principal building would have an approximate three-foot setback from the new property line. The applicant proposes to retrofit the buildings to comply with Fire Code requirements resulting from the reduced building setbacks.

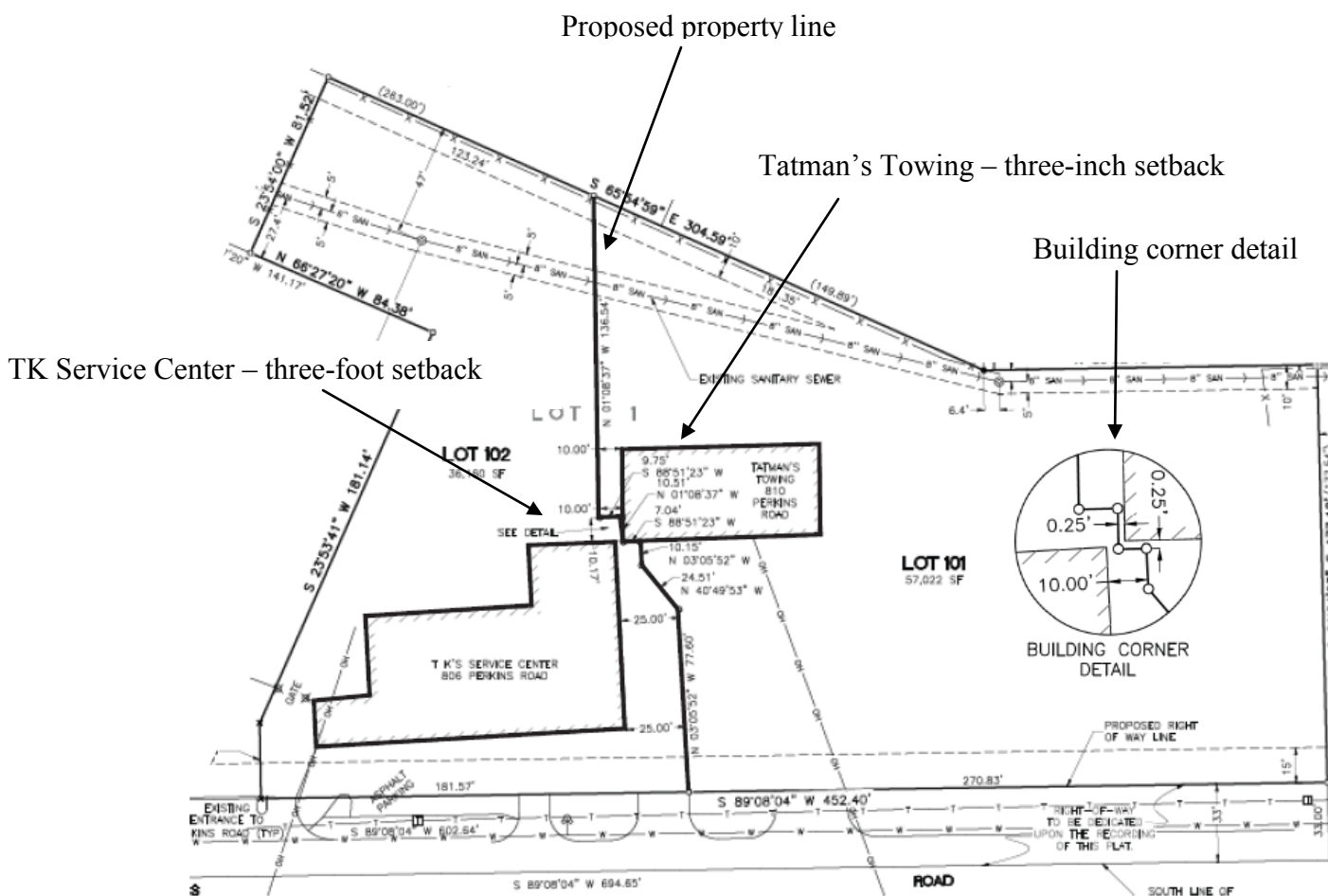
Pursuant to the Urbana Zoning Ordinance, the Zoning Board of Appeals must recommend approval of a major variance by a two-thirds majority for the variance to be forwarded to City Council for a final decision.

Background

The subject property, 806 & 810 E Perkins Road, is located on the north side of Perkins Road, approximately 210 feet east of Cunningham Avenue. It is zoned B-3, General Business District. The lot is irregularly-shaped with an area of 93,182 square feet and a width along Perkins Road of 452

feet. The proposed subdivision will create two lots, the westernmost one (806) with a width of 181.57 feet along Perkins Road and the easternmost one (810) with a width of 270.83 feet.

In terms of minimum lot width and lot area requirements, both the existing and proposed lots would conform with the standards found in Table VI-3 of the Urbana Zoning Ordinance. The property contains two principal use buildings, both of which currently conform to the Zoning Ordinance standards for front, side, and rear yard setbacks. If the property is subdivided as proposed, both buildings will conform with front and rear yard setbacks, but not minimum side yard requirements to the newly created property line. A portion of one principal building (Tatman's Towing) would have an approximate three-inch setback from the property line, and a portion of the other principal building (TK Service Center) would have an approximate three-foot setback from the property line. See drawing below.



Proposed Plat, with side yard setbacks in bold and building corner detail enlarged

Adjacent Land Uses, Zoning Designations and Comprehensive Plan Designations

The subject property was annexed into the City of Urbana in 1987 (Ordinance No. 8687-59), with both buildings extant on the lot. According to Champaign County Tax Assessor records, the building currently occupied by Tatman's Towing was built in 1975 and the building occupied by TK's

Service Center was built in 1984 to 1985 with an addition added in 1987. According to the Champaign County Department of Planning and Zoning, if the subject property were in unincorporated Champaign County, the proposed subdivision would be allowed without a variance for a reduction in side yard setback. However, any new construction, including additions and rebuilds if the buildings were damaged by fire, would be required to meet the five-foot side yard setback.

The surrounding area is commercial in character, with mostly automobile-oriented development. To the west of the subject lot are Tatman’s Collision Center and Hearth & Home Consignments. To the north are Dust & Son Auto Supplies, Hickory River Smokehouse, and AAA Storage. The parcel to the east is undeveloped. To the south are a single-family residence on a large lot (located in unincorporated Champaign County), Tatman Construction, and Central Illinois Bank.

Following is a summary of zoning and land uses for the subject site and surrounding property. Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	B-3, General Business	Tatman’s Towing TK Service Center	Community Business
North	B-3, General Business	Dust & Son Auto Supplies Hickory River Smokehouse AAA Storage	Community Business
South	B-3, General Business; and Champaign County R-3, Two Family Residential	Tatman Construction Single-Family Dwelling	Community Business Multi-Family Residential
East	B-3, General Business	Undeveloped	Community Business
West	B-3, General Business	Tatman’s Collision Center Hearth & Home Consignments	Community Business

Discussion

The petitioner is proposing to subdivide the subject property in order to separate two principal use buildings (TK Service Center and Tatman’s Towing) onto two separate lots to allow sale of Tatman’s Towing to a new owner with expansion plans. Section V-3.C of the Urbana Zoning Ordinance allows only one principal use building on any one lot without a conditional use permit. The property is currently a legal, nonconforming use. The proposed subdivision would make both lots conforming in terms of having one principal use on any one lot.

Due to the location of the principal buildings on the lot, the proposed subdivision presents some challenges. Because the buildings are only three feet, three inches (3.24 feet) apart at the closest point, the proposed subdivision would result in TK Service Center having a three-foot side yard setback and Tatman’s Towing having a three-inch side yard setback. In addition to needing a major variance for a reduction in side yard setbacks from the newly created lots, the proposed subdivision would require building upgrades to meet code requirements. When two buildings are that close

together on different lots, the building code requires a higher level of fire separation than if they were on the same lot. In consultation with his architect and the City Building Inspector, the applicant has determined the proper building modifications to allow this to occur. The work will include removing the roof overhang on the west end of the Tatman's Towing building and may involve other modifications to one or both buildings such as installation of a fire door.

The physical design of the two buildings and their uses presents another challenge. Both buildings are used for automotive businesses and have bays with overhead doors located on the portions of the buildings requiring the variance (photo below). The bays are located such that to access those nearest the adjacent property, it would be necessary to drive on both properties. A cross-access easement allowing users of both properties access to the area to the south of the Tatman's Towing building and to the east of the TK Service Center building will be necessary to allow continued use of these bays. This would be made a condition for approval of the subdivision plat.



Overhead doors on the TK Service Center and Tatman's Towing buildings

The subject lot is located in the B-3, General Business Zoning District. According to Table V-1, Table of Uses, "automobile/truck repair" is permitted by right and "towing service" is permitted with a Special Use Permit in the B-3 Zoning District. TK Service Center would, therefore, be legally conforming in terms of use. Tatman's Towing, however, would be a legally non-conforming use as defined by the Zoning Ordinance (Section II-3, *Nonconforming Use*). The applicant plans to transfer ownership of Tatman's Towing to a new business owner, and an expansion of the business would be allowed with a Special Use Permit.

Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. The following is a review of the criteria outlined in the

ordinance as they pertain to this case:

1. *Based on evidence presented, determine whether there are special circumstances or special practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance.*
2. *The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof which is not generally applicable to other lands or structures in the same district.*

The subject property was located in unincorporated Champaign County when the two principal use buildings on this lot were constructed. Construction met the County's zoning requirements, including the three-foot distance between the two buildings. When annexed into the City of Urbana in 1987, the property became a legal, nonconforming use in that Section V-3.C of the Urbana Zoning Ordinance does not allow more than one principal use building on a single lot without a Conditional Use Permit. Subdivision of the property into two lots would make both lots conform with this "principal use" requirement, but doing so would necessitate a side yard setback variance. An important purpose of zoning setbacks is for fire purposes, and in this case fire resistance requirements would be met by retrofitting the buildings as described above.

The special circumstances in this case are the fact that the property has two principal use buildings on one lot with the buildings being located only three feet apart. The variance would not serve as a special privilege because the existing buildings would be retrofitted to meet Fire and Building Codes for the proposed setbacks.

3. *The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The buildings were constructed in Champaign County and then annexed into the City as legally nonconforming in terms of two principal uses being located on one lot. The two buildings (806 & 810 E. Perkins Rd.) were constructed three feet, three inches apart at their closest point, and in conformance with County zoning requirements at that time. Two businesses have occupied the two principal use buildings since before the property was annexed. On the other hand, the petitioner's request could be viewed as a situation now being created by the petitioner as a variance would be unnecessary without the proposed subdivision.

4. *The variance will not alter the essential character of the neighborhood.*

Granting the variance would not have a significant impact on the essential character of the neighborhood. The variance is required due to the subdivision of the property, not due to new construction. Two businesses have occupied the two principal use buildings since before the property was annexed, and this would remain unchanged with the variance. There would be no change in property appearance due to a variance.

5. *The variance will not cause a nuisance to the adjacent property.*

The variance will not cause a nuisance to properties adjacent to the subject lot. The variance will necessitate cross-access easements and building upgrades for the subdivision to be successful.

6. *The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.*

The variance request represents the minimum deviation from the requirements of the Zoning Ordinance necessary to accommodate the request. The proposed property line between the buildings would be located so that only the corner of each building would be nonconforming in terms of setbacks.

Summary of Findings

1. The subject property at 806 & 810 E. Perkins Road was developed in unincorporated Champaign County with two principal use buildings in 1975 and 1984/1985.
2. The subject property was annexed into the City of Urbana in 1987 as a legal, nonconforming use under Section V-3.C and Section II-3 (Nonconforming Use) of the Urbana Zoning Ordinance.
3. The petitioner proposes to subdivide the parcel to separate the two existing buildings so that 806 E. Perkins Road (TK Service Center) and 810 E. Perkins Road are located on separate parcels.
4. Should the lot be subdivided, the existing buildings would conform to required front yard and rear yard standards required by Table VI-3 of the Zoning Ordinance, but not side yard setbacks. The minimum required side yard setback in the B-3 Zoning District is five feet.
5. Should the lot be subdivided, the northwest corner of the building at 806 E. Perkins Rd. (TK's Service Center) would be approximately 3 feet, 0 inches from the proposed side yard lot line, and the southwest corner of the building at 810 E. Perkins Rd. would be approximately 3 inches from the same proposed side yard lot line.
6. The requested variance would allow a lot subdivision which would eliminate a use nonconformity in that two principal use buildings would no longer be located on the same lot.
7. The variance and contingent lot subdivision would allow transfer of ownership for 810 E. Perkins Rd. (Tatman's Towing) and an anticipated business expansion.
8. Special circumstances and practical difficulties exist for this property in that it was developed in unincorporated Champaign County with two principal use buildings constructed approximately three feet, three inches apart. The Urbana Zoning Ordinance generally only allows one principal use structure per lot by right.

9. Granting the requested variance would not have a significant impact on the character of the neighborhood and would not cause a nuisance to adjacent properties. The variance would not cause the appearance of the two buildings to change.
10. The requested variances represent the minimum deviation from the Zoning Ordinance needed for the subdivision of the lot. The proposed lot line has been located so that only the corner of each building would not conform to the minimum five feet side yard setback required in this B-3 Zoning District.
11. The petitioner plans to retrofit the two existing buildings to meet Building and Fire Code standards required as a result of the lot subdivision.

Options

The Zoning Board of Appeals has the following options for recommendation to the City Council regarding in Major Variance Case No. ZBA-2011-MAJ-01:

- a. Recommend approval, by two-thirds majority, of the variance as requested based on applicable findings outlined in this memo;
- b. Recommend approval, by two-thirds majority, of the variance as requested along with certain terms and conditions. If the Urbana Zoning Board of Appeals elects to add conditions they should articulate findings accordingly; or
- c. Deny the variance as requested. If the Zoning Board of Appeals elects to do so, the Board should articulate findings supporting their denial.

Staff Recommendation

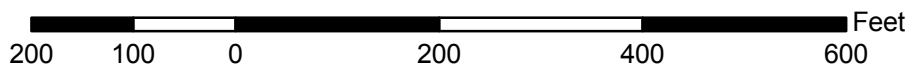
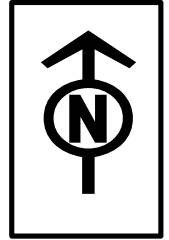
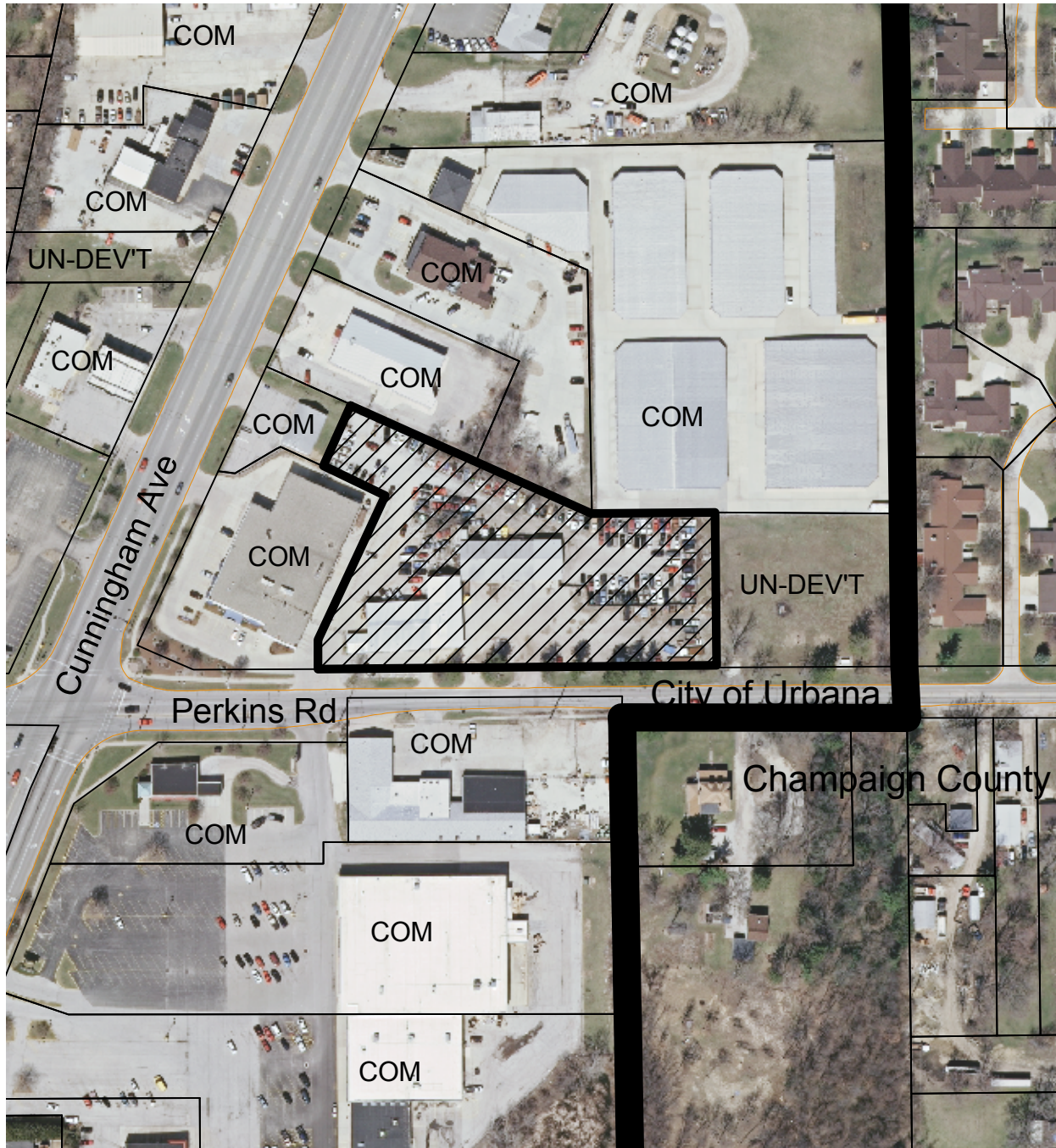
In Case ZBA-2011-MAJ-01, based on the evidence presented with this memorandum, but without benefit of evidence presented at the public hearing, City staff recommends that the Zoning Board of Appeals recommend **APPROVAL** to the City Council and with the following conditions:

1. The proposed property line shall be located as shown in the attached plat.
2. A cross-access easement for both lots be granted and shown on the plat.
3. The existing buildings are retrofitted to bring both into conformance with Urbana Fire and Building Codes in terms of construction types, uses, and setbacks.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Variance Application
 Exhibit E: Photos of Site
 Exhibit F: Proposed Plat

cc: Paul Tatman
 1808 S Philo Rd, Ste 102
 Urbana, IL 61802

Exhibit A: Aerial and Land Use Map



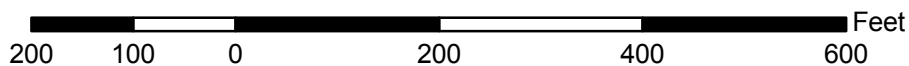
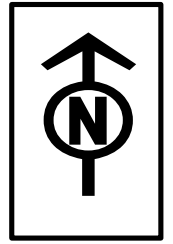
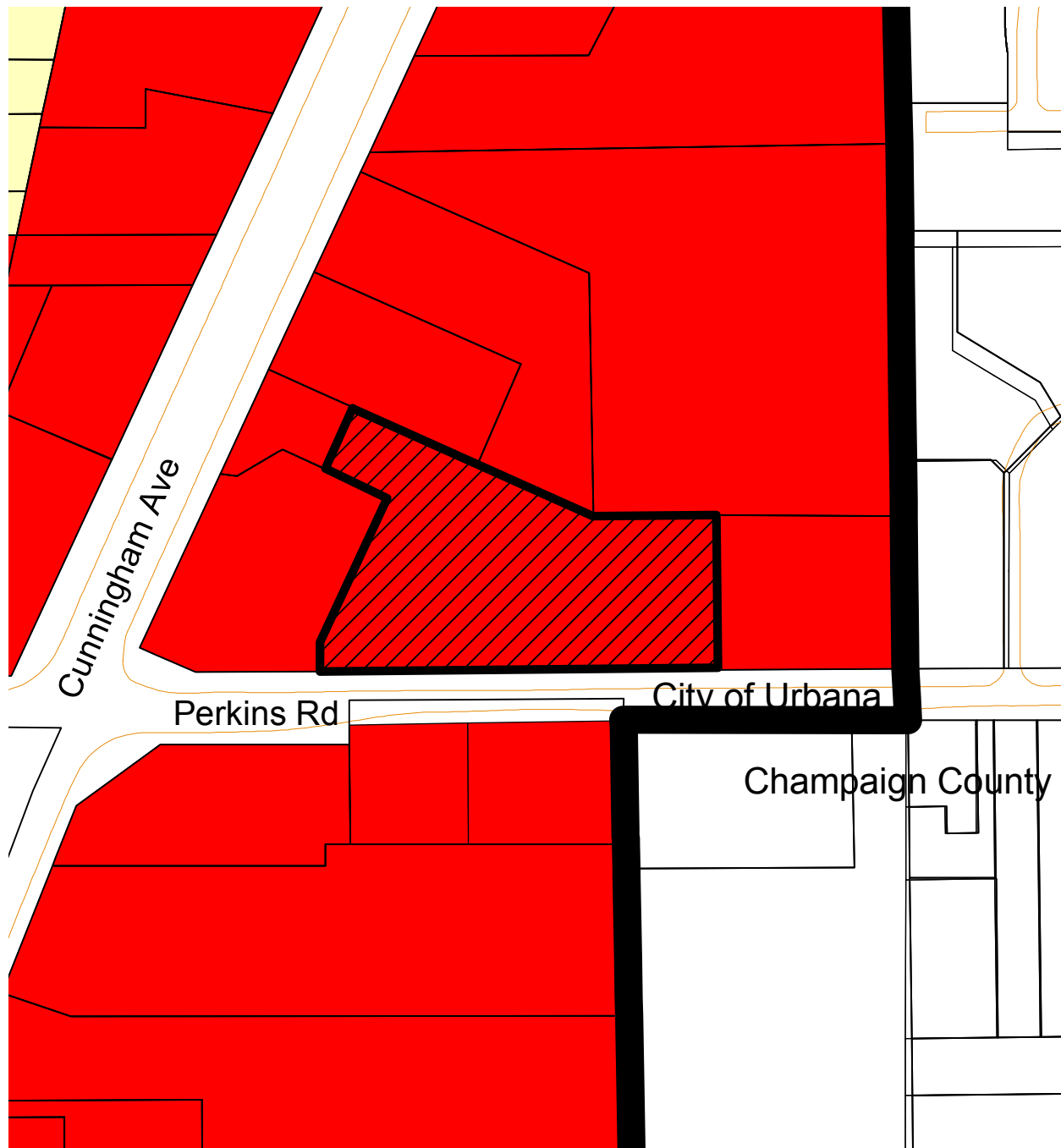
Case: ZBA-2011-MAJ-01
 Subject: Major Variance to allow reduction in
 sideyard setback after lot is subdivided
 Location: 806-810 E Perkins Rd, Urbana
 Petitioner: Paul Tatman

 Subject Property
 Corporate Limits





COM Commercial
 UN-DEV'T Un-Developed

Prepared 4/25/2011 by Community Development Services - rlb

Exhibit B: Zoning Map

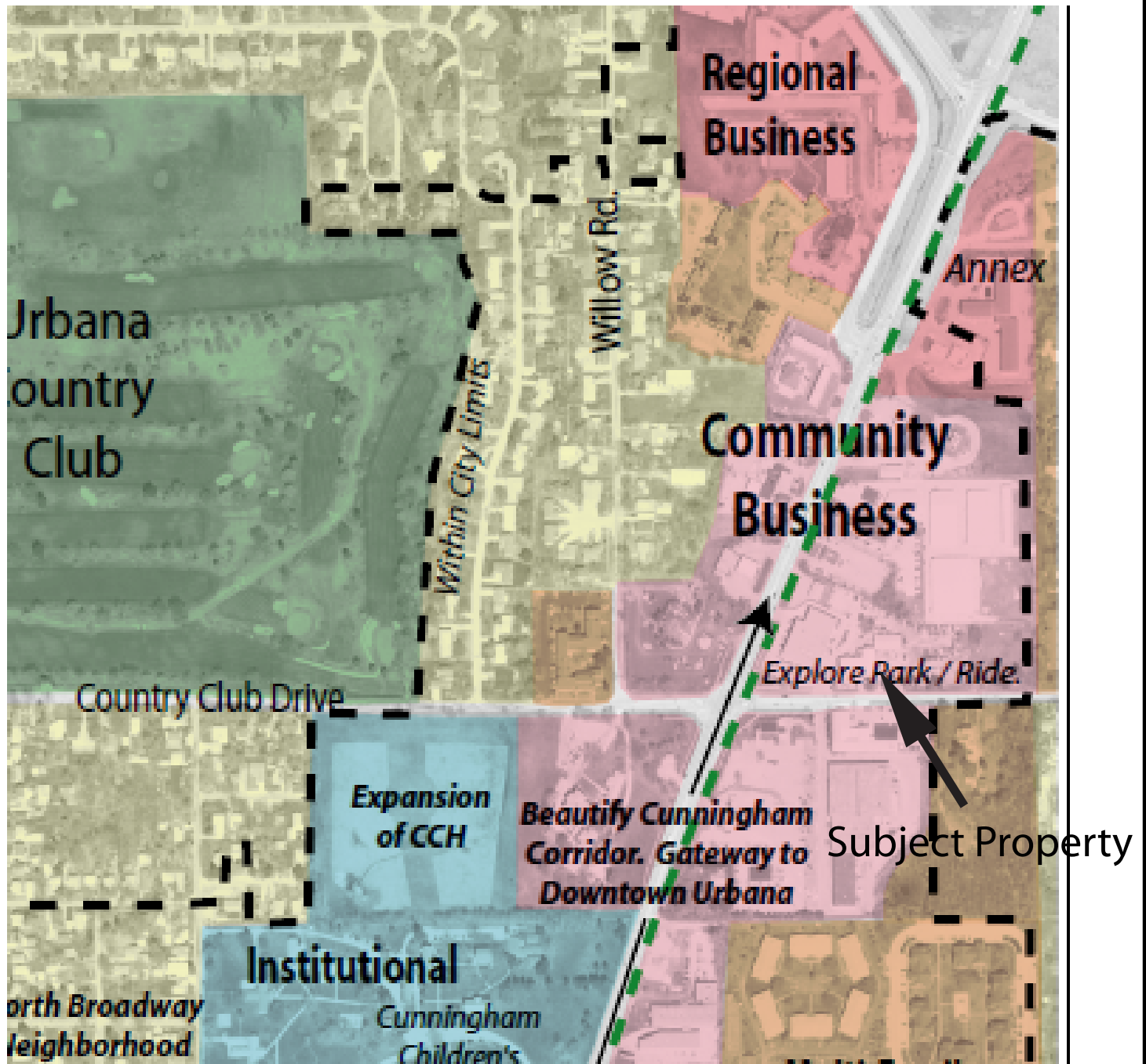


Case: ZBA-2011-MAJ-01
Subject: Major Variance to allow reduction in
sideyard setback after lot is subdivided
Location: 806-810 E Perkins Rd, Urbana
Petitioner: Paul Tatman

-  Subject Property
-  Corporate Limits
-  B3-General Business
-  R1 - Single Family Res.

Prepared 4/25/2011 by Community Development Services - rlb

Exhibit C: Future Land Use Map #4



Case: ZBA-2011-MAJ-01
Subject: Major Variance to allow reduction in
sidyard setback after lot is subdivided
Location: 806-810 E Perkins Rd, Urbana
Petitioner: Paul Tatman

Prepared 4/25/2011 by Community Development Services - rlb



Application for Variance

Zoning Board Of Appeals

APPLICATION FEE— \$150.00 (Major) and \$125.00 (Minor)

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 04-21-2011 ZBA Case No. ZBA-2011-MAJ-01
 Fee Paid - Check No. 5650 Amount \$125.00 Date 04-21-2011
5651 \$25.00 04-26-2011

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use/Construction Proposed and the Type and Extent of Variation Requested)* _____ on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Paul Tatman Phone: 217-202-0801
 Address (street/city/state/zip code): 1808 S. Philo Rd Ste 102 Urbana, IL 61802
 Email Address: ptatman@aol.com
 Property interest of Applicant(s) (Owner Contract Buyer, etc.):

2.

OWNER INFORMATION

Name of Owner(s): Paul Tatman Phone: 217-202-0801, 217-344-1800
Tatman Family LLC
 Address (street/city/state/zip code): 1808 S. Philo Rd Ste 102 Urbana, IL 61802
 Email Address: ptatman@aol.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: 806 E. PERKINS Rd Urbana, IL 61802
810 E. PERKINS Rd Urbana, IL 61802

PIN # of Location: 91-21-04-352-032

Lot Size: _____

Current Zoning Designation:

Current Land Use (vacant, residence, grocery, factory, etc): Tk Service, Hampden (Tatman Towing)

Proposed Land Use:

Legal Description: Sect 4 Twp 19 Range 9

Prop. Code 3000

4.

CONSULTANT INFORMATION

Name of Architect(s): Guy Hamdel Phone: 352-3690

Address (street/city/state/zip code): 314 Wheaton

Email Address: Ch. 61820

Name of Engineers(s): G. Hamdel @ Comcast Phone: 3526976

Address (street/city/state/zip code): AA51A

Email Address: 201 W Springfield Rd

Name of Surveyor(s): Ch. 61820 Phone:

Address (street/city/state/zip code): B.11 Shor. Dian

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 VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

Explain why the variance will not alter the essential character of the neighborhood.

Explain why the variance will not cause a nuisance to adjacent property.

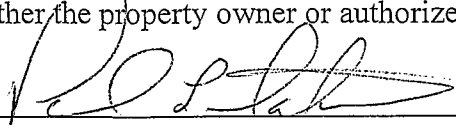
Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

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

4-20-11

Date

Exhibit E: Photos of Site



TK Service Center, west portion of building along Perkins Rd



TK Service Center, mid-section of building along Perkins Rd



TK Service Center, east portion of building along Perkins Rd and east elevation of building



Tatman's Towing, west portion of building along Perkins Rd



Tatman's Towing, east portion of building along Perkins Rd



TK Service Center on left, Tatman's Towing on right—proposed property line would go between the two buildings.

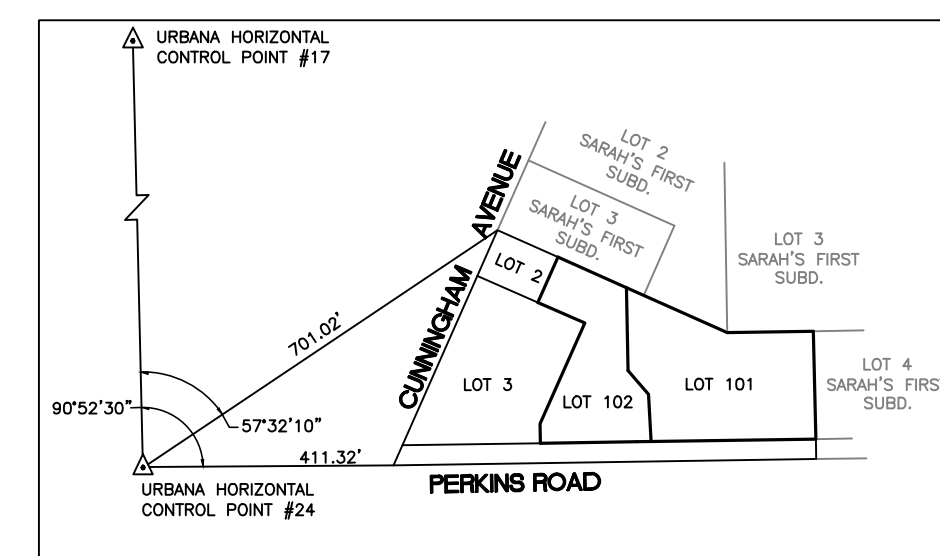
PRELIMINARY/FINAL REPLAT OF LOT 1 OF TATMAN'S PERKIN'S SCHOOL SUBDIVISION

A MINOR DEVELOPMENT
CITY OF URBANA, ILLINOIS

ENGINEER/LAND SURVEYOR
MSA PROFESSIONAL SERVICES
201 W. SPRINGFIELD AVE., SUITE 400
CHAMPAIGN, ILLINOIS 61820
(217) 352-6976

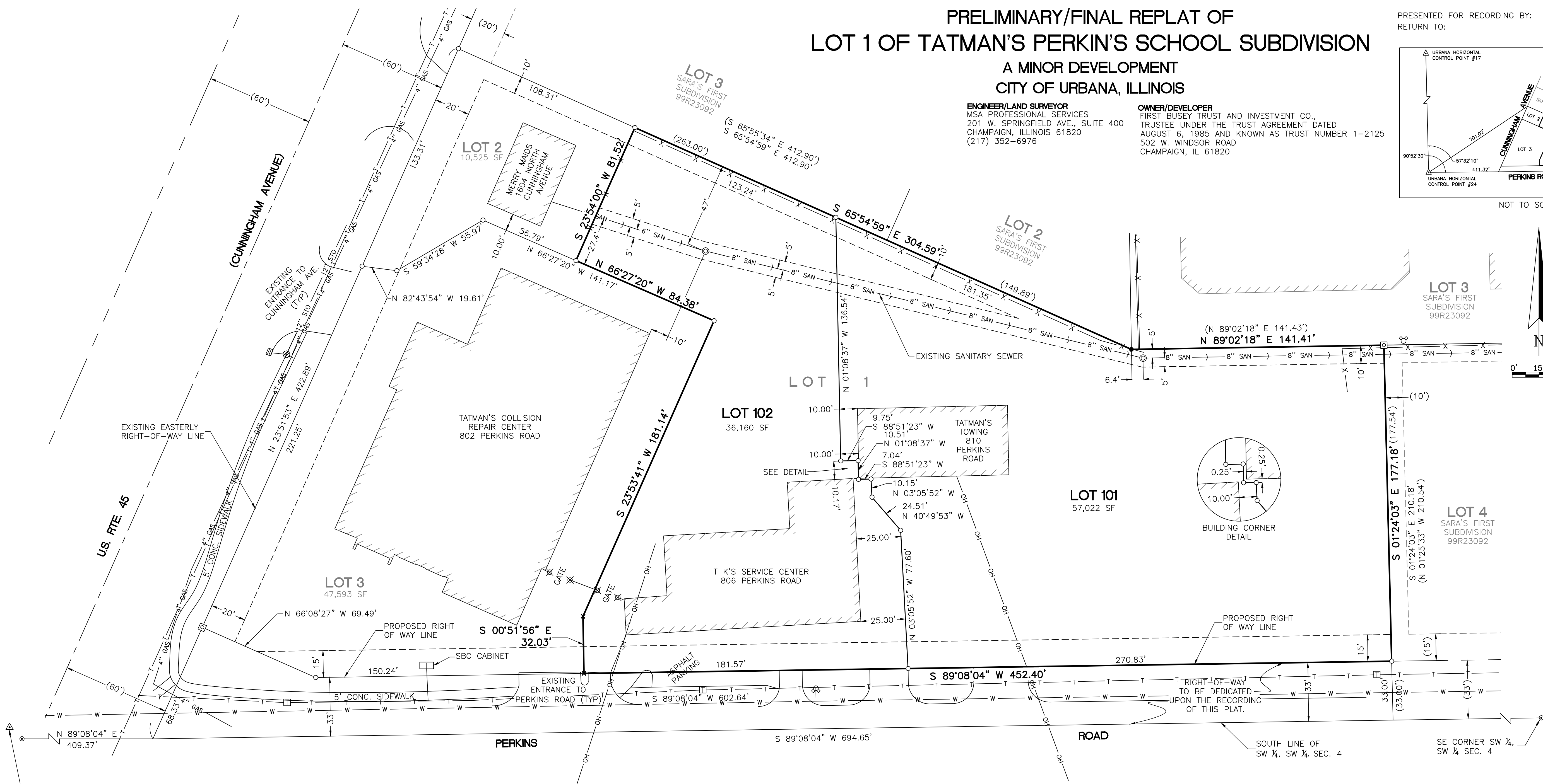
OWNER/DEVELOPER
FIRST BUSEY TRUST AND INVESTMENT CO.,
TRUSTEE UNDER THE TRUST AGREEMENT DATED
AUGUST 6, 1985 AND KNOWN AS TRUST NUMBER 1-2125
502 W. WINDSOR ROAD
CHAMPAIGN, IL 61820

PRESENTED FOR RECORDING BY:
RETURN TO:

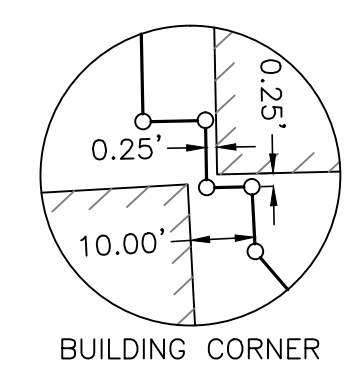
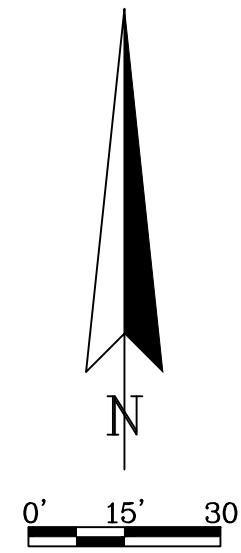


NOT TO SCALE

SPACE RESERVED FOR
RECORDER'S STAMP



- LEGEND**
- ⊙ Mag Nail Found
 - △ Horizontal Control City of Urbana Station Number
 - ⊠ Iron Pin in Conc. Set
 - Iron Pin Set
 - ✕ Chiseled "X" Set
 - ⊕ Fire Hydrant
 - ⊞ Telephone Pedestal
 - ⊗ Power Pole
 - ⊙ Sanitary Manhole
 - ⊕ Storm Manhole
 - ⊞ Storm Inlet
 - Boundary of Subdivision
 - Proposed Lot Line
 - Existing Lot Line
 - - - Existing Easement
 - - - Proposed Easement
 - OH Overhead Utility Line
 - X Fence Line
 - 10" W Water Line
 - 8" SAN Sanitary Sewer Line
 - 12" STO Storm Sewer Line
 - 4" GAS Gas Line
 - (100.00') Dimension of Record
 - 100.00' Dimension as Measured



SURVEYOR'S NOTES

- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- The subdivision is located within the corporate limits of the City of Urbana.
- The subdivision is in the boundaries of the Saline Branch Drainage District.
- Current zoning for this subdivision is B-3. Current building setback lines for this subdivision are as follows:
Front Yard = 15'
Side Yard = 10'
Rear Yard = 10'
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- The subdivision is located in Zone "C" on the Special Flood Hazard Area identified for the County of Champaign, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 170894 0185B, dated March 1, 1984.
- The area encompassed by this plat is 4.019 acres, more or less.
- All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
- The locations of utilities as shown hereon are based on above ground structures and drawings provided to the surveyor.

SIDEWALK DEFERRAL

Lots 101 and 102 currently have no public sidewalks. Within 60 days of written notification by the City Engineer to construct a 5 foot wide sidewalk, the developer or subsequent owner(s) shall construct said sidewalks in accordance with the current City of Urbana standards at the developer or subsequent owner(s)' expense. In the event such sidewalks are not constructed within the 60 day time frame, the City will construct and invoice the then owner(s) and / or the developer as applicable.

APPROVED BY:

_____ City Engineer
 _____ Director, Community Development Services
 _____ Secretary, Urbana Plan Commission

Date: _____

ATTEST: _____ City Clerk, _____ Date

Drainage Statement

We hereby state that to the best of our knowledge and belief the drainage of surface waters of this plat will not be changed by the construction of the improvements of this subdivision or any part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Date: _____
 William E. Sheridan
 Illinois Licensed Professional Engineer No. 29387
 License Expires 11-30-11

Owner & Subdivider:
 For First Busey Trust and Investment Co.,
 Trustee under the Trust Agreement
 dated August 6, 1985 and known as Trust Number 1-2125

STATE OF ILLINOIS)
 COUNTY OF CHAMPAIGN) s.s.

SURVEYOR'S CERTIFICATE

I, Stephen J. Peidl, being Illinois Professional Land Surveyor Number 3176, do hereby certify that at the request of the owner, First Busey Trust and Investment Co., Trustee under the Trust Agreement dated August 6, 1985 and known as Trust Number 1-2125, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

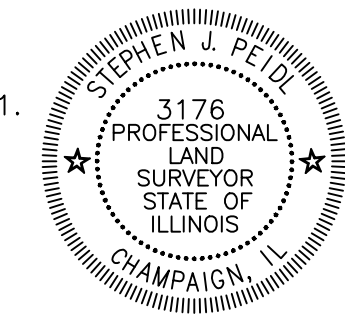
A part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows, with bearings based on local datum:

Lot 1 of Tatman's Perkin's School Subdivision, recorded as Doc. No. 2006R11254.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been so subdivided, and have numbered the lots which numbers are shown in larger size on said plat; and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "Tatman's Perkin's School Subdivision".

Signed and sealed this _____ day of _____, 2011.

Stephen J. Peidl
 Illinois Professional Land Surveyor No. 3176
 License Expires 11/30/12



PROJECT NO.:	SCALE: AS SHOWN	NO.:	DATE:	REVISION:	BY:	MSA PROFESSIONAL SERVICES	TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL 201 W. Springfield Ave. Champaign, IL 61820 217-352-6976 Fax: 217-356-0570 Web Address: www.msa-ps.com © MSA PROFESSIONAL SERVICES	TATMAN'S PERKIN'S SCHOOL SUBDIVISION A MINOR DEVELOPMENT CITY OF URBANA, ILLINOIS	PRELIMINARY/FINAL REPLAT	FILE NO.:
PROJECT DATE: 05/06/11	DRAWN BY: ALP									SHEET
CHECKED BY: WES										1

File Name: P:\FILES TO BE MOVED\06023 VES\06023FP.dwg