



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: December 15, 2017

SUBJECT: **ZBA Case ZBA-2017-C-02:** A request for a Conditional Use Permit by the City of Urbana to allow the use of a Municipal or Government Building at 1907 East Perkins Road in the AG, Agriculture zoning district.

Introduction

The City of Urbana has applied for a Conditional Use Permit to construct a building for storage and meeting space on the property at 1907 East Perkins Road. The building would be located on the north end of a parcel that is owned by the City and used for materials storage by the City's Public Works Department. According to Table V-V, Table of Uses in the Urbana Zoning Ordinance, a Municipal or Government Building is permitted with a Conditional Use Permit in the AG, Agriculture 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 proposed use is the construction of a 4,000 square foot pole barn building that would house storage and meeting space. The building would allow the City to consolidate separate storage areas into one. The meeting space would be for occasional meetings of staff.

The building would be approximately 80 feet long and 50 feet wide with an arched roof that measures 20.35 feet at its peak height (See Exhibit E). It would be set back approximately 60 feet from Perkins Road and 100 feet from the single-family home towards the west (See Exhibit D). Access to the building would come from an existing access drive on the eastern edge of the subject property. The building would provide 13 parking spaces as required for government buildings in Table VIII-7 of the Zoning Ordinance.

Description of the Site and Surrounding Properties

The subject property is approximately 1.2 acres of a larger tract of 45.46 acres which is owned by the City (see Exhibit D). The subject property is currently vacant land with some wooded area and a

materials storage area for the City's Public Works Department. The entire parcel is zoned City AG, Agriculture. The area is fenced on the east, north, and west boundaries of the properties with controlled access from the south. There is significant vegetation and foliage providing screening on all sides of the property. Towards the north, across Perkins Road, are a cluster of single-family homes in Champaign County that are zoned County R-3, Two Family Residence. Towards the east is a slightly wooded area next to Interstate-74 that is zoned City AG, Agriculture. Towards the south is more wooded area and materials storage. It is part of the larger parcel and zoned City AG, Agriculture. Towards the west is a single-family home in Champaign County that is zoned County AG-1, Agricultural.

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	City AG, Agriculture	Wooded Area, Vacant Land	Parks
North	County R-3, Two Family Residence	Single Family Homes	Residential
East	City AG, Agriculture	Wooded Area, Interstate 74	Parks
South	City AG, Agriculture	Wooded Area, Outdoor Materials Storage	Parks
West	County AG-1, Agricultural	Single-Family Home	Parks

Discussion

The subject property is appropriate for the proposed municipal storage building. It is isolated from other commercial and residential parts of the City. The proposed use would be minimally disruptive to the public. The subject property is also large enough to accommodate the building and parking without disrupting the materials storage space of the Public Works Department on the site. The site already has fencing with trees and vegetation to screen the use from neighboring properties. The proposed building would continue the City's use of the property without causing disruptions to the surrounding neighborhood.

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 that location. The property is already used for storage of materials from the City's Public Works Department. A storage building on the property would be consistent with its current use and the nearby Landscape

Recycling Center. The proposed use would represent a consolidation and efficient use of the City's storage.

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. The subject property is isolated from the public as it is mostly surrounded by City-owned forested area and the Interstate 74 highway. Its use would not heavily increase the traffic volume along Perkins Road. The use would be mostly storage with a small meeting space and not include significant daily activities..

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 building would have a small footprint compared to the size of the property. Its construction would not disrupt the open space or storage areas currently existing on the subject property.

Consideration

According to Section VII-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 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. The City of Urbana has applied for a Conditional Use Permit to allow the use of a Municipal or Government Building at 1907 East Perkins Road in the AG, Agriculture zoning district.

2. The proposed use would be a 4,000 square foot storage building with some meeting space.
3. The building would be located on land already owned by the City that is already fenced and screened from public view.
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-2017-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.

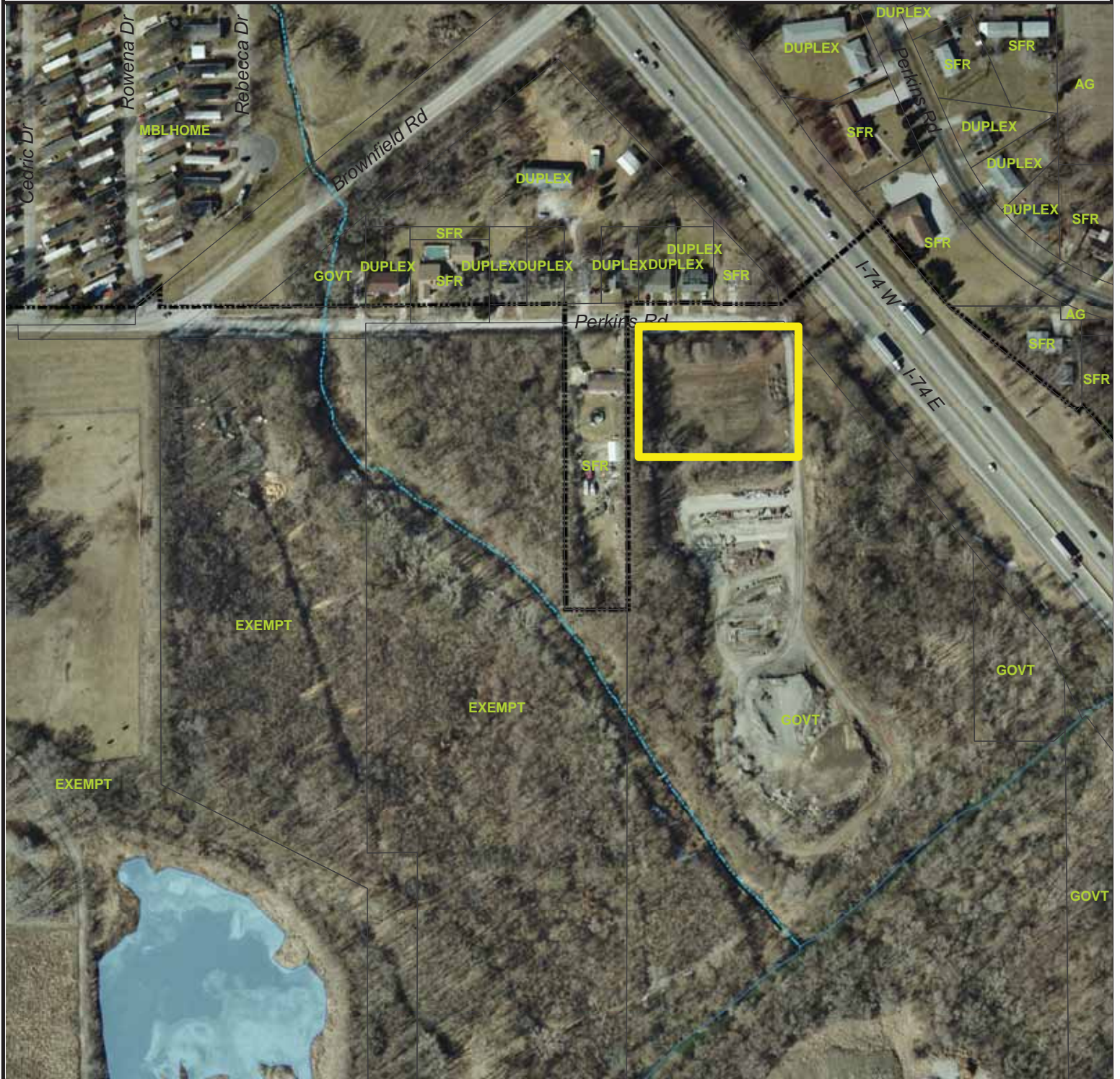
Recommendation

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-2017-C-02 for the reasons articulated above and with the following conditions:

1. The building generally conforms with the site plan in Exhibit D and specifications on page 1 in the Memorandum of Case No. ZBA-2017-C-02 submitted in this application.
2. There is landscaping and screening for the off-street parking area as required by the Zoning Ordinance.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Site Plan
Exhibit E: Rendering
Exhibit F: Site Photos
Exhibit G: Conditional Use Permit Application

Exhibit A: Location & Existing Land Use Map



Case: ZBA Case 2017-C-02
Subject: Conditional Use Permit for Municipal Building
Location: 1907 East Perkins Road
Petitioner: City of Urbana

 Subject Property

Exhibit B: Zoning Map

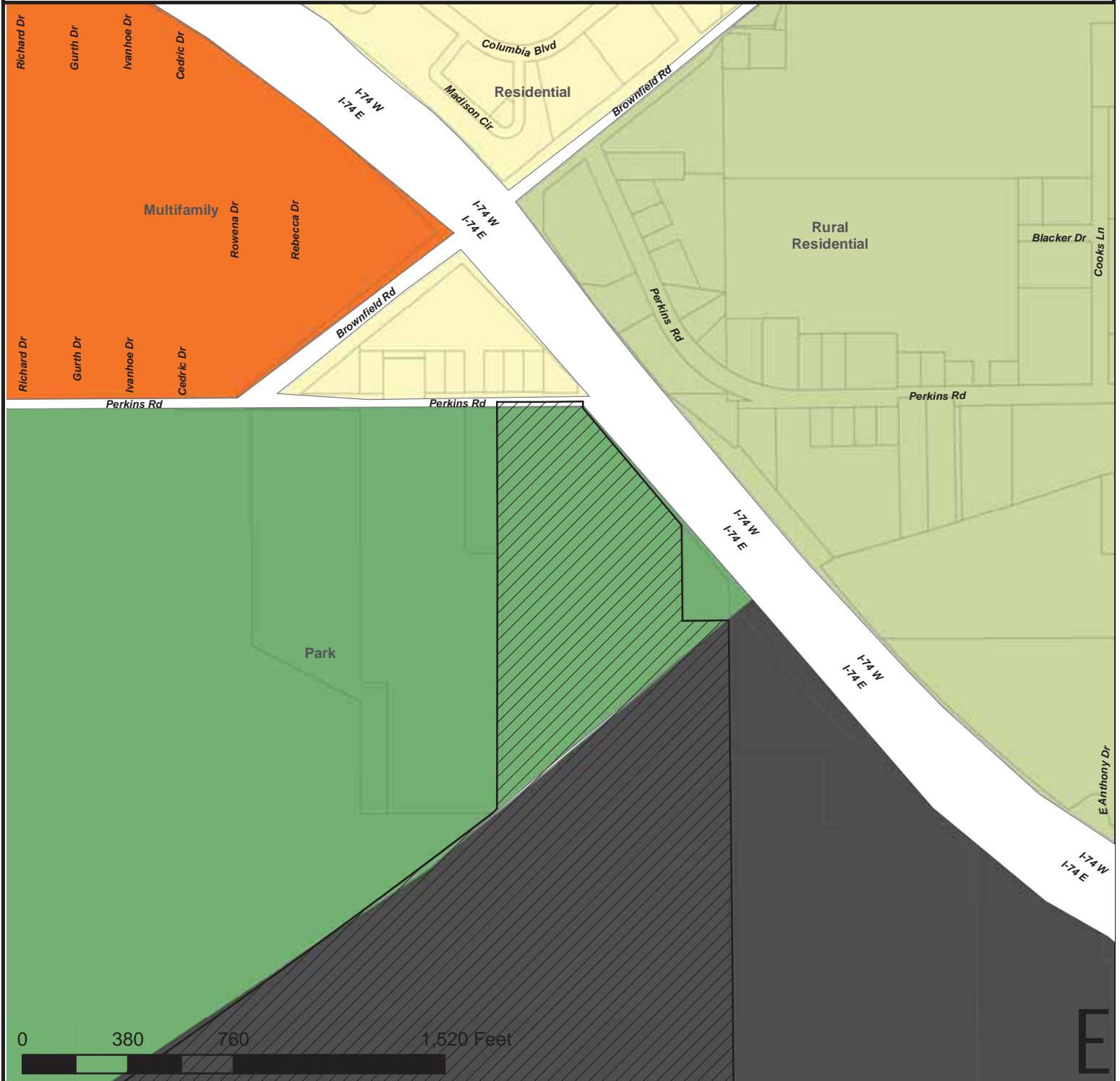


Case: ZBA Case 2017-C-02
 Subject: Conditional Use Permit for Municipal Building
 Location: 1907 East Perkins Road
 Petitioner: City of Urbana

Champaign County	B-2	I-1	R-3
Zoning Districts	B-3	I-2	R-4
AG-1	B-4	R-1	R-5
AG-2	CR	R-2	

Urbana Zoning Districts	AG
CRE	ETJ
ETJ	R1
R1	Subject Property

Exhibit C: Future Land Use Map










Case: ZBA Case 2017-C-02
 Subject: Conditional Use Permit for Municipal Building
 Location: 1907 East Perkins Road
 Petitioner: City of Urbana

- Residential
- Rural Residential
- Multi-Family Residential
- Heavy Industrial
- Park
- Subject Property

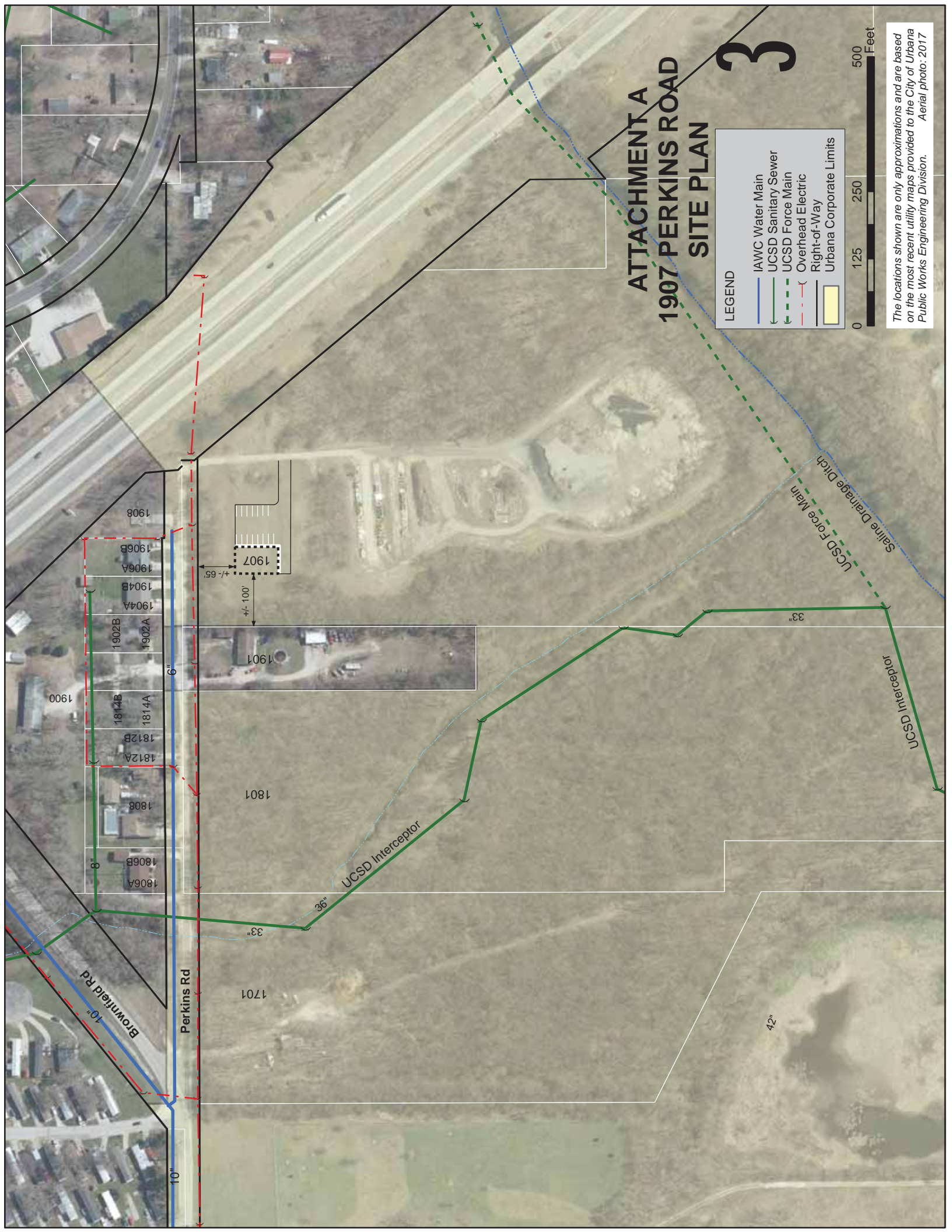
ATTACHMENT A 1907 PERKINS ROAD SITE PLAN

LEGEND

-  IAWC Water Main
-  UCSD Sanitary Sewer
-  UCSD Force Main
-  Overhead Electric
-  Right-of-Way
-  Urbana Corporate Limits
-  Urbana Corporate Limits



The locations shown are only approximations and are based on the most recent utility maps provided to the City of Urbana Public Works Engineering Division. Aerial photo: 2017



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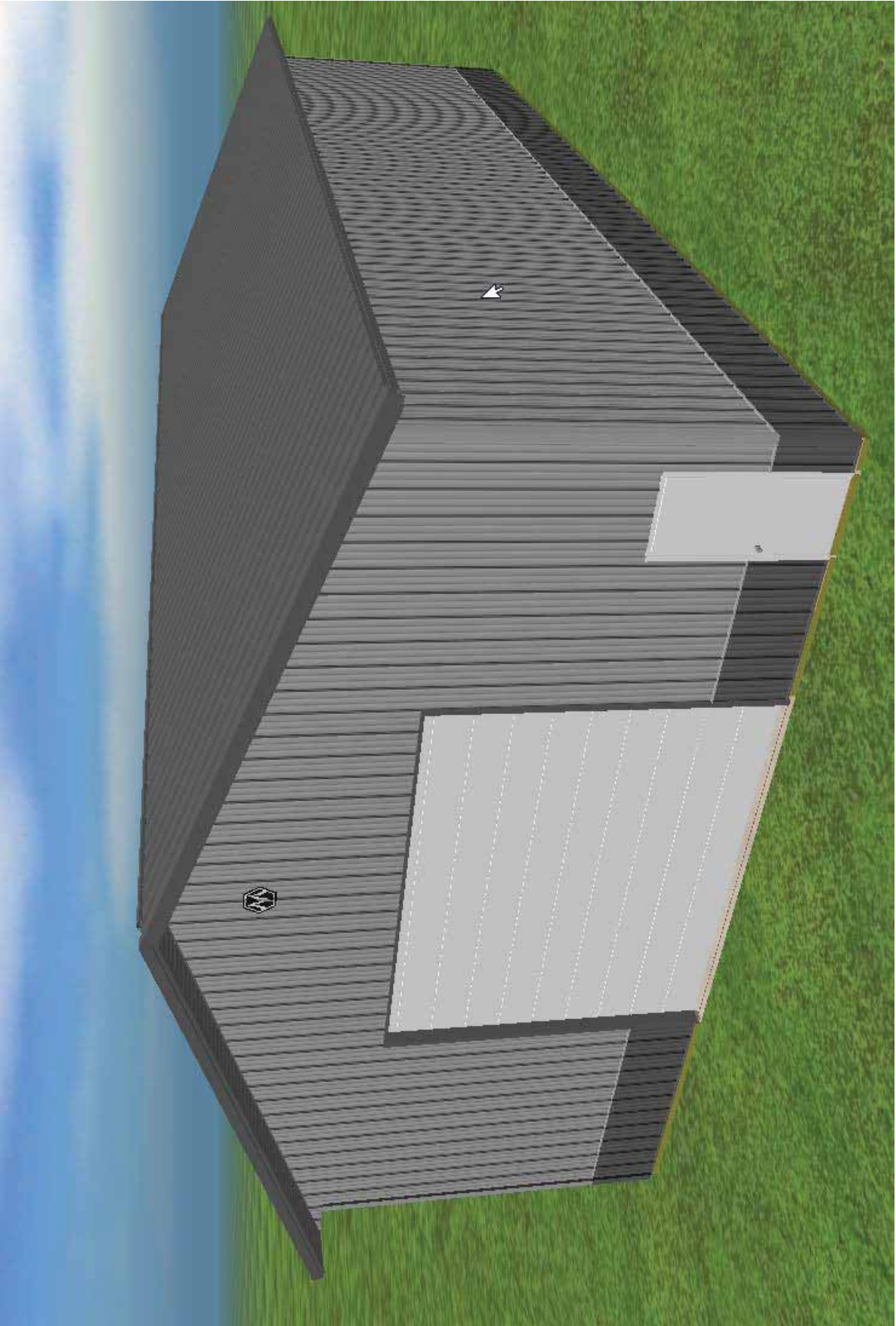


Exhibit F: Site Photos



Exhibit F: Site Photos





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 10-16-2017 ZBA Case No. ZBA-2017-C-02
Fee Paid - Check No. FEE WAIVED 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:

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

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Lt. Jason Norton Phone: 217-384-2358
Address (street/city/state/zip code): 400 S. Vine St., Urbana, IL 61801
Email Address: nortonjd@urbanaininois.us
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): representative of Police Dept., City of Urbana

2. OWNER INFORMATION

Name of Owner(s): City of Urbana Phone:
Address (street/city/state/zip code): 400 S. Vine St., Urbana IL 61801
Email Address: see above
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: 1907 Perkins Road, Urbana
PIN # of Location: 91-21-09-401-007
Lot Size: area to be used: approx. 1.5 acres
Current Zoning Designation: AG

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

Proposed Land Use: **Government storage building with small meeting space**

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

4. CONSULTANT INFORMATION

Name of Architect(s): TBD

Phone:

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

Email Address:

Name of Engineers(s): TBD

Phone:

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

Email Address:

Name of Surveyor(s): TBD

Phone:

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

Email Address:

Name of Professional Site Planner(s): TBD

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 land is owned by the City of Urbana and therefore is ideal for a government building.

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 building will be used for storage and only occasional need for the meeting space. There will not be regular traffic to or from the site, therefore there will not be much additional traffic to impact the neighbors. There will also not be much additional noise or lighting as the building would be primarily for storage. Other uses in the area already generate more traffic and noise than this additional space would generate.

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).

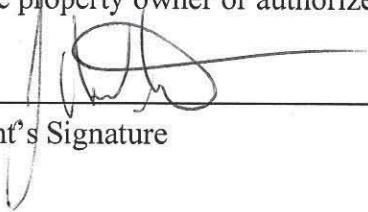
All applicable building, zoning, and site requirements will be met.

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