



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of October 20, 2020
Laid over from August & September meeting

File # 017-20

APPLICANT: Peter Nora / U-STOR-IT

LOCATION: 4850 North Main Street

REQUESTED ACTION: A Special Use Permit for outdoor storage of U-Haul truck rentals in an I-1, Light Industrial Zoning District.

EXISTING USE: Self-storage

PROPOSED USE: Self-storage with outdoor storage of U-Haul truck rentals

DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2;	Venetian Club
EAST:	C-2, I-1;	Vacant land, Vacant industrial building
SOUTH:	RE; County AG	Single family residence, Farmland
WEST:	County AG;	WLUV Radio station

YEAR 2020 PLAN: C Retail

SOILS REPORT: Report #21-02: **SWCD Comments:**

By considering the current zoning, current land use, Geographical Information Systems maps, and requested Special Use Permit, the Winnebago Soil and Water Conservation District has determined that the proposed rental of U-Haul trucks will have no significant impact on the natural resources on the property or surrounding area. Any supporting maps or information are available upon request at the SWCD office.

Automotive Lots

Due to having several vehicles stored on the site, it would be beneficial to keep absorbents readily on hand. Periodically check for indications of leaks or spills under or around vehicles. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into storm sewer drains, some of which go directly to natural water sources without treatment. In the event of a spill or leak, promptly clean up and contain hazards that would otherwise be environmentally harmful, and fix issues to prevent further contamination. Prevent stormwater (rain, snow, sleet, etc.) from washing contaminants off the site in the event of a storm. Avoid washing impermeable surfaces off with a hose, but rather use

a brook and properly dispose of waste. Implement proper housekeeping measures that will minimize the potential for environmental hazards. Properly label, store and dispose of automotive fluids to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination.

Wetlands

According to the U.S. Fish and Wildlife National Wetlands Inventory, there are wetlands on the site. A wetland is an area with wet soils (hydric soil type), that will support a dominance of water tolerant plants known as hydrophytic plants. Wetlands usually are wooded or uncropped areas with cattails, willows and other plants that grow well in wet soils or water. A wetland may also be an uncropped wet spot in a cropped field, an area abandoned for five or more years, or an area ponded long enough during the growing season (April 14-October 23) to develop anaerobic conditions in the upper soil profile. Ponded conditions need to exist for one week during the growing season. Small rivers, creek, ditches or drainage ways that are wetlands and were too small to be mapped out due to scale are still wetlands.

Soils with a high seasonal water table or floods frequently are generally considered hydric soils. Other small areas with a similar degree of wetness may also be considered hydric. These small areas are found in other soil types and are usually called “hydric inclusions”.

Wetlands are important because they catch sediment, nutrients, and pesticides that are carried by runoff water. Wetlands filter the water and the vegetation uses the nutrients and removes many of the pesticides from runoff. This improves water quality and is especially important in areas where groundwater supplies are recharged by wetlands. Flood protection in another benefit of wetlands, when water is stored in the wetland it can reduce downstream flooding. Migrating waterfowl use wetland for food, cover & nesting habitat, along with other game and non-game wildlife.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State’s boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection against flood way encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or later the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Any proposed project or other activity should be designed to avoid and minimize any disturbance to the wetland, stream, or other aquatic area, as much as is practicable before applying for a permit from the Corps. Avoidance and minimization of impacts to wetlands or other aquatic areas can include locating any activity away from the wetland area, establishing

buffer zones and protecting the quality of the water that may be discharged into wetlands.

Rusty Patch Bumble Bee

The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and overwintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rush patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and loss of legume pastures.

There is numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

HISTORY:

File#015-08: Modification of Special Use Permit #022-04 to include outside storage of licensed passenger vehicles, motor homes, travel trailers and boats in an I-1, Light Industrial Zoning District for the subject property. This item was withdrawn.

File#022-04: A Zoning Map Amendment from C-2, Commercial Community District to I-1, Light Industrial District, Special Use Permit for Planned Mixed Use Development consisting of a moving truck and trailer rental/leasing, and a mini-warehouse/storage business in an I-1, Light Industrial District and Variation to eliminate the required interior landscaping in an I-1, Light Industrial for the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for outdoor storage of U-Haul truck rentals in an I-1, Light Industrial Zoning District. The subject property is located approximately 100 feet southwest of North Main Street and Elmwood Road.

This request was due to the property being cited for a zoning violation of outside storage. The property was granted a Special Use Permit and a Variation to allow development of the site as mini storage in 2004. The property is zoned as I-1 and outside storage is prohibited. Under the Planned Unit Developments Meeting Unique Layout and Design Criteria, Section 30-006 indicates "Developments that do not meet the minimum criteria for a mandatory planned unit development may nonetheless elect to follow the planned unit development review and approval procedures if the proposed development is at least one acre in area." The subject property is 5.62 acres in size.

The site was platted with four (4) lots and with development on only one (1) lot. Access to the site is from a service drive that is connected to Elmwood and North Main Street. Exhibit D is the layout of the property. The site has a total of six (6) storage buildings with a circulation drive around the property. There are parking spaces towards the entrance of the lot. The highlighted area towards the front of the lot will have the U-Haul rental trucks. The plan does not indicate the number of trucks that would be placed within the highlighted area.

Exhibit E is the narrative provided by the Applicant. The Applicant indicates that the proposed outdoor storage will be an ancillary service for the tenant. The rental of trucks and vans will provide a service to customers to alleviate the extra step of providing transportation to the storage facility. The company has 16 other locations in Illinois.

Exhibit F is the service calls for the last two years. The service dates ranged from August 9, 2018 to August 9, 2020. There were a total of 11 service calls. The reported offenses ranged from Central Reporting Unit-DPR to Suspicious auto.

Since the Applicant was cited for the violation, there was an effort to comply with submittal of this zoning request. However, the Applicant was informed that outdoor storage of U-Haul trucks must be removed from the property. However, outdoor storage continues with U-Haul trucks, trailers, boats and vehicles as was witnessed when Staff posted the site with the zoning notification. In addition, Staff noticed four signs advertising the storage business on off-site locations. These signs would have to be removed, as they do not comply with the ordinance. The Applicant's request was specific to U-Haul truck rentals. Staff has concerns with this request. The Applicant lacks information on the number of trucks that would be displayed and does not indicate that vans and trailers were part of the request. The site is visible from the North Main Street corridor. North Main Street is one of the main entryways into the City of Rockford. The corridor has undergone significant road improvements by the Illinois Department of Transportation. As part of those improvements, businesses have made changes to update their signage and landscaping where permitted. Allowing outdoor storage at this location would have a negative impact on the improvements that have been made along North Main Street. For that reason, staff does not support this request.

RECOMMENDATION: Staff recommends **DENIAL** of a Special Use Permit for outdoor storage of U-Haul truck rentals in an I-1, Light Industrial Zoning District.

SC: BM 08/11/20

**FINDINGS OF FACT FOR DENIAL OF A SPECIAL USE PERMIT
FOR OUTDOOR STORAGE OF U-HAUL TRUCK RENTAL
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 4850 NORTH MAIN STREET**

Denial of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will impede the normal or orderly development and improvement of the surrounding property for uses permitted in the I-1 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall does not conform to the applicable regulations of the I-1 Districts in which it is located.



Exhibit A
4850 North Main Street
SUP
#017-20

ELMWOOD

C2

C2

I1

C2

MAIN

I1

RE

MAIN



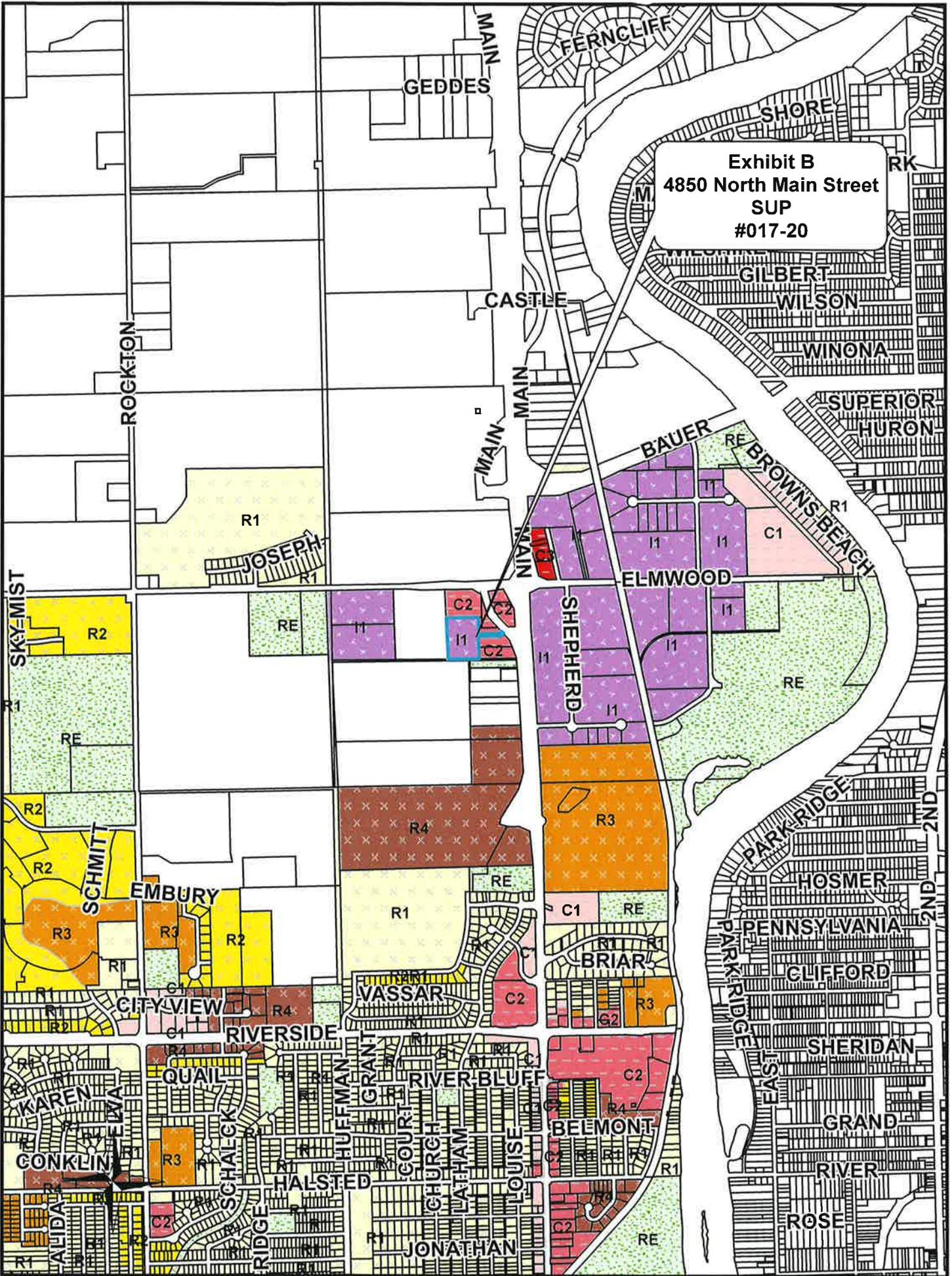


Exhibit B
4850 North Main Street
SUP
#017-20



Exhibit C
4850 North Main Street
SUP
#017-20

ELMWOOD

MAIN

MAIN





6/30/2020

City of Rockford, Illinois
Community & Economic Development Department
425 East State Street, Rockford, IL 61104
Zoning Board of Appeals

To Whom it May Concern,

We are looking to apply for a special use permit to rent U-Haul Trucks from our self-storage facility at 4850 N. Main Street, Rockford.

Renting trucks for our tenants helps provide an ancillary service to our tenant base who often require them to move their personal belongings into and out of our property during times of transition in their lives. As we are looking to assist in alleviating one extra step in our customers lives during a move, we are seeking a special use permit to rent U-Haul trucks and vans from our facility.

The trucks and vans would be stored on the side of our property by an existing building that already has the space and improvements on a concrete driveway.

We lease and operate U-Haul trucks and vans at 16 other locations in Illinois and are capable of maintaining and leasing these trucks in a professional manner that keeps them cleaned and away from being a nuisance to any neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Nora".

Peter Nora
Vice President
U-Stor-It
847-346-8778

Exhibit E
4850 North Main Street
SUP
#017-20



**City of Rockford Police Department
Calls for Service For
8/9/2018 to 8/9/2020**

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
19-070270	06/17/2019	7:37	7977 Central Reporting Unit - DPR	4850 N MAIN ST
19-070829	06/18/2019	9:57	7977 Central Reporting Unit - DPR	4850 N MAIN ST
19-075509	06/28/2019	12:00	7829 Preliminary follow-up patrol	4850 N MAIN ST
19-076416	06/30/2019	9:50	0810 Theft (more than \$300- Unauthorized Control)	4850 N MAIN ST
19-076907	07/01/2019	10:17	0610 Burglary - Forced Entry (Non-Residence)	4850 N MAIN ST
19-127130	10/21/2019	15:30	7964 911 HANG UP	4850 N MAIN ST
19-129802	10/28/2019	12:19	2890 Disorderly Conduct	4850 N MAIN ST
20-042194	04/25/2020	12:33	2890 Disorderly Conduct	4850 N MAIN ST
20-042784	04/27/2020	10:45	2445 Hit and Run	4850 N MAIN ST
20-043446	04/29/2020	10:22	7829 Preliminary follow-up patrol	4850 N MAIN ST
20-046098	05/06/2020	8:54	7330 Suspicious auto	4850 N MAIN ST

Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

Exhibit F
4850 North Main Street
SUP
#017-20