



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Community Development Director

DATE: September 30, 2014

SUBJECT: **Plan Case 2240-SU-14:** A request by Henson Disposal, Inc. for a Special Use Permit to establish a Construction and Demolition Debris Recycling Center at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Plan Case 2241-SU-14: A request by Southwind RAS, LLC for a modification of an approved Special Use Permit for a Recycling Center at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Introduction

These cases are two related Special Use Permit requests. The request from Southwind RAS, LLC is for a modification to an existing Special Use Permit; the request from Henson Disposal, Inc. is to establish a new construction and demolition recycling facility.

In December 2013, Southwind RAS, LLC was issued a Special Use Permit to establish an asphalt roof recycling facility at 1000 W. Saline Court and on a portion of 910 W. Saline Court, in the IN-2, Heavy Industrial District (Plan Case 2216-SU-13). Table V-1, Table of Uses, of the Urbana Zoning Ordinance requires that a Special Use Permit be approved in order to establish a Recycling Center in the IN-2, Heavy Industrial district. The Special Use Permit approved for Southwind RAS included a Conditional Use Permit to allow two principal uses on 910 W. Saline Court. This was done to ensure that Southwind RAS could continue to operate on the northern portion of the property at such time that the rest of 910 W. Saline Court was developed by Henson Disposal, Inc. for a construction waste recycling facility. Section V-3.C of the Urbana Zoning Ordinance allows more than one principal use or structure on a single parcel in any zoning district if a Conditional Use Permit is approved. In Plan Case 2241-SU-14, Southwind RAS is applying for a modification to the approved Special Use Permit to allow changes to the site plan layout.

In Plan Case 2240-SU-14, Henson Disposal, Inc. is applying to establish a construction and demolition debris recycling facility at 910 W. Saline Court. Table V-1, Table of Uses, of the Urbana Zoning Ordinance requires that a Special Use Permit be approved in order to establish a

Recycling Center in the IN-2, Heavy Industrial district. The Henson Disposal facility would be located on the southern portion of 910 W. Saline Court; the northern 400 feet of the site would be occupied by Southwind RAS, as proposed and granted by Conditional Use Permit in Plan Case 2216-SU-13.

Because these two cases are interconnected, staff requests that the City Council review the cases together. The Urbana Plan Commission held a public hearing on these cases at their September 18, 2014 meeting. City staff presented the case and answered questions from the Plan Commission regarding proposed site plan modifications, recycling operations, and environmental issues. The applicant was present and answered similar questions. Following the public hearing, the Plan Commission voted to recommend approval of both Special Use Permits by a vote of 6 ayes and 0 nays. The Urbana City Council can approve, approve with certain conditions, or deny the application. If approved, operations could begin as early as May 2015.

Background

Description of the Site and Surrounding Properties

The subject property consists of two lots which were platted as North Lincoln Avenue Industrial Park No. 5 in 2013 (Plan Case 2204-S-13). These lots are currently vacant and are located north and east of West Saline Court, which is at the northwestern edge of the City. The lots created by the plat have addresses of 910 West Saline Court and 1000 West Saline Court. Southwind RAS, LLC proposes to establish a recycling center to recycle asphalt shingles at 1000 West Saline Court, with some of the operation to encroach onto the north 400 feet of 910 West Saline Court. The remainder of 910 West Saline Court is proposed to be developed by Henson Disposal as a construction waste recycling center.

1000 West Saline Court is 2.283 acres in area and 910 West Saline Court is six acres. The surrounding area is industrial and agricultural in nature. To the west (across Saline Court) is an Emulsicoat asphalt facility and the Republic Services waste transfer station. To the north is a parcel owned by Champaign Asphalt Company, currently used for cropping. Immediately east of the site is planned right-of-way for the future Lincoln Avenue realignment, with undeveloped land further to the east. To the south are a vacant parcel and a detention basin, and further south is a concrete recycling facility.

The following chart identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties.

Direction	Zoning	Existing Land Use	Future Land Use
Site	IN-2, Heavy Industrial	Vacant	Heavy Industrial
North	IN-2, Heavy Industrial	Agriculture	Heavy Industrial
East	County CR, Conservation-Recreation	Vacant	Residential

South	IN-2, Heavy Industrial	Vacant / Industrial	Heavy Industrial
West	IN-2, Heavy Industrial	Industrial	Heavy Industrial

Proposed Use

The proposed use of the Southwind RAS (northern) site would be an asphalt shingle recycling center. Material in the form of asphalt shingles torn from houses and buildings in the Champaign-Urbana region would be dropped off, then sorted, shredded, screened, and stored on site until it can be hauled away to a road construction site, where it will be mixed in with asphalt for pavement. The applicant states that recycled asphalt shingles provide a green technology for paving streets with substantial environmental benefits. Asphalt shingles are the third largest source of construction landfill material each year, so adding this recycling facility will reduce the amount of wasted material in our region. Using recycled asphalt shingles requires less liquid asphalt in road construction and adds to tensile strength and durability of the roadway. The material requires less compaction and allows for faster paving operations. The process for recycling asphalt shingles has been approved by the Illinois EPA and results in re-use of approximately 99% of the asphalt from shingles.

A Special Use Permit was granted for a recycled asphalt shingle operation on the Southwind site in Plan Case 2216-SU-13. The applicant is requesting approval for modifications to the previously approved site plan in that case. The modifications to the site plan are all that is being considered under case number 2241-SU-14.

The proposed use of the Henson Disposal, Inc. (southern) site is a recycling facility for general construction and demolition debris. These materials include, but are not limited to wood, drywall, metals, plastics, masonry, glass, cardboard, concrete, and shingles. Initially, the sorting of materials will take place at Henson Disposal's existing Bloomington facility, until the volume of materials collected in the Urbana area is sufficient to make sorting operations viable on the proposed site. The Bloomington facility, which is of a similar scale to the proposed Urbana facility, has been in operation for three years and has only recently reached the level of demand that would be required for the Urbana operation to sort materials on site. The applicant therefore believes that it could three years to establish a sufficient market in Urbana as well. (See Exhibit A: Operation from the Special Use Permit Application in Exhibit D for a complete explanation of the materials recycling process.) The U.S. Environmental Protection Agency (EPA) estimated that in 2003 over 50 percent of construction and demolition materials wound up in landfills. The EPA has since targeted construction and demolition materials for reduction, reuse, and recovery as part of its Resource Conservation Challenge (RCC).¹

The Henson site would consist of a 40,000 square foot building where the recycling operations would take place, plus a storage yard (paved with recycled asphalt pavement) to store excess construction and demolition materials until it can be processed. The building structure would be very similar to the Republic Services waste transfer building that operates across the street from the site. Trucks would enter the site from Saline Court, weigh in at the scales, and turn back

¹ <http://www.epa.gov/epawaste/conserve/imr/cdm/pubs/cd-meas.pdf>

toward the processing building. Trucks would then turn around and back into the building, dumping the contents onto the floor to be processed. On site, erosion barrier fences and inlet filter fences would be installed to prevent on-site erosion and excess runoff from occurring.

The previous conditional use permit for 910 W. Saline Court and special use permit approval for 910 and 1000 W. Saline Court were issued in order to allow for two recycling center uses at 910 W. Saline Court. Southwind RAS received permission to operate an asphalt shingle recycling center on the northern portion of the combined site. Henson Disposal had planned on pursuing a local siting permit to allow a construction and demolition debris recycling facility on the southern portion of the site. However, the Illinois Legislature has passed a bill that would exempt construction and demolition debris recycling centers from the local siting permit process. This bill, HB 4606, received an amendatory veto from the Governor on August 18th, 2014.² The Legislature will need to vote on the Governor's changes, either accepting them, overriding them, or not acting on them during the veto session. In the case of accepting or overriding the Governor's changes, when the bill becomes law there will be no requirement for a local siting permit from the EPA for the construction and demolition debris facility, and only local zoning laws will apply. Therefore, the City Council could issue final site approval for the Henson Disposal facility with a Special Use Permit. In that case, the site would not be allowed to begin operations until HB 4606 becomes law. If the Legislature fails to act on the Governor's changes, the bill would not become law, and Henson Disposal would need to obtain a local siting permit from the EPA before it could begin operations. The EPA local siting permits require local zoning approval. Therefore, by approving the Special Use Permit, the City Council would give Henson Disposal the ability to apply for an EPA permit. In all cases, Henson Disposal will be required to obtain a beneficial use permit and other permits from the EPA before operations can begin. Southwind RAS has already obtained all required EPA permits for its operations.

Site Plans

Exhibit F, pages C-3a and C-3b, contains the proposed site plans for both sites, and shows details for the entry drive for the site, as well as storm water drainage facilities and a security fence. Exhibit G shows the approved site plan from case 2216-SU-13. There are two differences between the approved site plan and the proposed site plan. In the proposed site plan, the location of the entrance to the site and the location of the truck scales on the site are further north than in the approved site plan from case 2216-SU-13. In the proposed site plan, the location in the southwestern corner indicated as the "new commercial entrance" on the approved site plan is now labeled "future entrance". The entrance on the proposed plan is now in the middle of the site, where the existing construction entrance is located. The truck scales on the proposed plan have been moved to a location further to the north to be closer to and in line with the new entrance to the site. The Urbana Fire Department has reviewed and approved the revised site plan for fire truck access to the site.

As shown on the site plan, the southern portion of the Southwind site would be paved with asphalt and the northern half would have a surface of Recycled Asphalt Product (R.A.P.). The site plan conforms to applicable development regulations, including required setbacks. A 25-foot

² <http://www.ilga.gov/legislation/fulltext.asp?DocName=09800HB4606gms&GA=98&LegID=79162&SessionId=85&SpecSess=0&DocTypeId=HB&DocNum=4606&GAID=12&Session>

front yard setback is required in the IN-2 district. According to Section VI-6.E of the Urbana Zoning Ordinance, materials stored on an industrial parcel must be screened from adjacent right-of-way with a six-foot to eight-foot solid fence or wall and a landscape buffer. The landscape buffer must consist of one tree and three bushes every 40 linear feet. The engineering site plan (Exhibit F) has been reviewed and approved by the City of Urbana's Engineering Division. Pages C-3a and C-3b of the engineering site plan show a six-foot chain-link security fence around the Southwind site, excluding the area with the truck scales. No fence is indicated for the Henson site. Staff recommends that a full landscape plan be submitted and adhered to as a condition of both Special Use Permits to show compliance with the screening and landscape requirements of the Zoning Ordinance. The applicant has agreed to provide required screening and landscaping.

Access to the operation is to be from Saline Court, as the future Lincoln Avenue extension will be designated a minor arterial with limited access points. The Southwind RAS facility and Henson Waste construction recycling facility will share an access drive, to be located in the middle of the two sites, as indicated in Exhibit F, pages C-3a and C-3b.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The subject properties are located in the North Lincoln Avenue Industrial Park subdivision. This subdivision is developed with heavy industrial uses, including an asphalt plant, concrete recycling facilities, and a waste transfer station. The nearest residence is approximately 1,200 feet to the east, located along the current North Lincoln Avenue. The site has convenient access to Interstate 74 and the future Olympian Drive (via the future North Lincoln Avenue realignment). The Urbana Comprehensive Plan designates this area of the City for Heavy Industrial uses. The proposed Southwind recycling facility and Henson construction recycling waste facility will be compatible uses because they both will accept construction waste, allowing for haulers to bring both types of waste to one facility.

- 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 proposed asphalt shingle recycling facility and construction recycling facility will not be injurious to the public at this location. The applicant states there are no known ground or water contaminants from the recycling processes. Dust will be controlled by spraying the materials with water during the recycling processes. The proposed special uses will allow for facilities that benefit the public in that it will divert materials from local landfills and re-use those materials in

construction projects locally and throughout the state. The site is 1,200 feet from the nearest residence.

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-7.*

The character of the IN-2, Heavy Industrial District will be preserved with the proposed special uses. Setbacks and drainage requirements are met in the attached site plans. The proposed developments would conform to applicable regulations for the IN-2, Heavy Industrial District. The applicant has agreed to install required screening and landscaping for industrial uses with outdoor storage.

The City Council shall determine whether the reasons set forth in the applications, and the evidence adduced during the public hearing, justify the granting of the Special Use Permits, and whether the proposed uses 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, City Council may also add additional conditions and requirements on the operation of the proposed uses as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such uses;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Summary of Findings

Pertaining to Plan Case No. 2240-SU-14

1. Henson Disposal, Inc. is requesting a Special Use Permit to establish a construction and demolition debris recycling facility at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.
2. The proposed use will allow for recycling of construction and demolition debris and will divert materials from nearby landfills.

Pertaining to Plan Case No. 2241-SU-14

3. Southwind RAS, LLC is requesting a modification to an approved Special Use Permit to establish an asphalt shingle recycling facility at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District (Plan Case 2216-SU-13).
4. The requested modification would relocate the site entrance and the truck scales on the approved site plan.
5. The proposed use will allow for recycling of asphalt shingles and will divert materials from nearby landfills.

Pertaining to both Plan Case Nos. 2240-SU-14 and 2241-SU-14

6. The proposed uses are conducive to the public convenience at this location, and are located in an area which already contains heavy industrial uses.
7. The proposed uses would not be unreasonably injurious or detrimental to the district in which they shall be located.
8. The proposed uses meet the regulations and standards of, and preserve the essential character of the IN-2 district and industrial subdivision in which they shall be located.
9. The proposed uses are consistent with the Heavy Industrial designation, as identified in the 2005 Urbana Comprehensive Plan Future Land Use Map.

Options

The City Council has the following options regarding these cases. In Plan Case 2240-SU-14, the City Council may:

1. Approve the Special Use Permit without any additional conditions.
2. Approve the Special Use Permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
3. Deny the Special Use Permit.

In Plan Case 2241-SU-14, the City Council may:

1. Approve the Special Use Permit without any additional conditions.
2. Approve the Special Use Permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.

3. Deny the Special Use Permit.

Recommendation

The Urbana Plan Commission on September 18, 2014, by a vote of 6 ayes and 0 nays, recommended **APPROVAL** of Plan Case Nos. 2240-SU-14 and 2241-SU-14, subject to the following **CONDITIONS**:

For Plan Case 2240-SU-14 (Henson Disposal):

1. That the development shall be constructed in general conformance with the attached site plan. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. That a landscape plan is submitted, reflecting conformance with Zoning Ordinance standards for screening of industrial storage and required landscape buffers.
3. That Henson Disposal obtains a local siting permit from the Illinois EPA, if required by state law, prior to development of the site.
4. That Henson Disposal obtains all other required Illinois EPA permits prior to development of the site.

For Plan Case 2241-SU-14 (Southwind RAS):

1. That the development shall be constructed in general conformance with the attached site plan. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. That an updated landscape plan be submitted that reflects the changes in the attached site plan.

City staff likewise recommends approval.

Prepared by:

Kevin Garcia, AICP
Planner II

Attachments:

Draft Ordinances

Exhibit A: Location and Existing Land Use Map

Exhibit B: Existing Zoning Map

Exhibit C: Future Land Use Map

Exhibit D: Application for a Special Use Permit – Henson Disposal

Exhibit E: Application for a Special Use Permit – Southwind RAS

Exhibit F: Site Plans for Henson Disposal and Southwind RAS

Exhibit G: Approved Engineering Site Plan from Plan Case 2216-SU-13

Draft Plan Commission Minutes September 18, 2014

CC:

Southwind RAS, LLC

Henson Disposal, Inc.

ORDINANCE NO. 2014-10-091

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Allow the Establishment of a Construction and Demolition Debris Recycling Center in the IN-2, Heavy Industrial Zoning District at 910 W. Saline Ct - Plan Case 2240-SU-14 / Henson Disposal, Inc.)

WHEREAS, Henson Disposal, Inc. has submitted a petition in Plan Case No. 2240-SU-14 to request a Special Use Permit to allow a construction and demolition debris recycling facility located on at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District; and

WHEREAS, a Conditional Use Permit was approved in Plan Case 2216-SU-13 (Ordinance No. 2013-12-114) on December 16, 2013 to allow two principle uses at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District;

WHEREAS, Table V-I, Table of Uses, of the Zoning Ordinance requires a Special Use Permit to allow a "recycling center"; and

WHEREAS, all applicable development regulations are met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it is contains other heavy industrial uses and supporting infrastructure; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for the IN-2 district and preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the

future land use designation of the subject property as "Heavy Industrial"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 18, 2014 concerning the petition filed by the petitioner in Plan Case No. 2240-SU-14; and

WHEREAS, on September 18, 2014, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow a construction and demolition debris recycling facility located at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District subject to the following conditions:

1. That the development shall be constructed in general conformance with the attached site plan (Attachment "A"). The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.

2. That a landscape plan is submitted, reflecting conformance with Zoning Ordinance standards for screening of industrial storage and required landscape buffers.
3. That Henson Disposal obtains a local siting permit from the Illinois EPA, if required by state law, prior to development of the site.
4. That Henson Disposal obtains all other required Illinois EPA permits prior to development of the site.

LEGAL DESCRIPTION:

Lot 501 in the North Lincoln Avenue Industrial Park Subdivison No., 5, part of the NE 1/4 of Sec. 31, and part of the NW 1/4 of sec. 32, T.20N., R.9E., 3rd P.M. in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL #: 91-15-31-200-009

LOCATED AT: 910 W. Saline Ct.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this ____ day of _____, 2014.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, 2014.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2014, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (To Allow the Establishment of a Construction and Demolition Debris Recycling Center in the IN-2, Heavy Industrial Zoning District at 910 W. Saline Ct - Plan Case 2240-SU-14 / Henson Disposal, Inc.)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2014, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2014.

ORDINANCE NO. 2014-10-092

AN ORDINANCE APPROVING MODIFICATIONS TO AN EXISTING SPECIAL USE PERMIT

(To Allow Specified Changes to the Approved Site Plan from Plan Case 2216-SU-13 for a Recycling Center at 910 W. Saline Ct and 1000 W. Saline Ct - Plan Case 2241-SU-14 / Southwind RAS, LLC)

WHEREAS, Southwind RAS, LLC was granted a Special Use Permit in Plan Case No. 2216-SU-13 (Ordinance No. 2013-12-114) to allow the establishment of a recycling center located at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District; and

WHEREAS, Southwind RAS, LLC has submitted a petition in Plan Case No. 2241-SU-14 to request modifications to a Special Use Permit (Ordinance No. 2013-12-114, Plan Case 2216-SU-13) to allow specified changes to the approved site plan for an asphalt shingle recycling center located at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District; and

WHEREAS, Table V-I, Table of Uses, of the Zoning Ordinance requires a Special Use Permit to allow a "recycling center"; and

WHEREAS, all applicable development regulations are met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it is contains other heavy industrial uses and supporting infrastructure; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for the IN-2 district and preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "Heavy Industrial"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 18, 2014 concerning the petition filed by the petitioner in Plan Case No. 2241-SU-14; and

WHEREAS, on September 18, 2014, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Modifications to a Special Use Permit are hereby approved to allow changes to the approved site plan, attached as Attachment "A", for an asphalt shingle recycling facility located at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District subject to the following conditions:

1. That the development shall be constructed in general conformance with the attached site plan. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with

the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.

2. That an updated landscape plan be submitted that reflects the changes in the attached site plan.

LEGAL DESCRIPTION:

Lots 501 and 502 in the North Lincoln Avenue Industrial Park Subdivison No., 5, part of the NE 1/4 of Sec. 31, and part of the NW 1/4 of sec. 32, T.20N., R.9E., 3rd P.M. in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL #: 91-15-31-200-009 & 91-15-31-200-010

LOCATED AT: 910 and 1000 W. Saline Ct.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this ____ day of _____, 2014.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, 2014.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2014, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING MODIFICATIONS TO AN EXISTING SPECIAL USE PERMIT (To Allow Specified Changes to the Approved Site Plan from Plan Case 2216-SU-13 for a Recycling Center at 910 W. Saline Ct and 1000 W. Saline Ct - Plan Case 2241-SU-14 / Southwind RAS, LLC)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2014, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2014.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: September 18, 2014

TIME: 7:30 P.M.

PLACE: Urbana City Building
Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins,
Bernadine Stake, David Trail

MEMBERS EXCUSED: Dannie Otto

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Kevin Garcia, Planner II; Teri Anandel, Planning Administrative Assistant; Scott Tess, Environmental Sustainability Manager

OTHERS PRESENT: Richard Guerard, Tom Kirk, Carol McKusick, Patrick Moone, Susan Taylor

COMMUNICATIONS

- Plan Case Nos. 2240-SU-14 and 2241-SU-14 Updated Staff Recommendations

CONTINUED PUBLIC HEARINGS

Plan Case No. 2240-SU-14: A request by Henson Disposal, Inc. for a Special Use Permit to establish a construction and demolition debris recycling center at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Plan Case No. 2241-SU-14: A request by Southwind RAS, LLC for a modification of an approved Special Use Permit for a recycling center at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Chair Fitch reopened the two cases to be reviewed simultaneously. He reviewed the procedures for a public hearing.

Kevin Garcia, Planner II, gave the City staff presentation on the proposed two Special Use Permit requests. He began by reviewing the original special use permit that was previously approved in 2013 for Southwind RAS, LLC at 910 and 1000 West Saline Court and noting the

intent for each of the proposed special use permit requests. He described the two subject properties and the surrounding adjacent properties by noting the zoning, existing land uses and the future land use designations of each. He talked about the proposed uses for each site. Referring to Exhibits C-3a and C-3b, he explained how trucks would enter the sites to be weighed and processed.

He discussed the Illinois Environmental Protection Agency (EPA) proposed bill, HB 4606, which would exempt construction and demolition debris recycling centers from having to get permits from local authorities. Since the Governor vetoed the bill on August 18, 2014, legislature will need to vote on the Governor's changes. Until the bill is approved or if legislature fails to act on the Governor's changes, Henson Disposal will need to obtain a local siting permit from the City of Urbana.

He reviewed the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance and read the options of the Plan Commission. He, then, presented the updated City staff recommendation for each case, which is for approval of each proposed special use permit.

Chair Fitch asked the Plan Commission if they had any questions for City staff.

Chair Fitch asked for verification on the two requests. Henson Disposal is requesting a special use permit to allow the use of a construction waste recycling facility and Southwind is asking for approval of an amendment to their approved special use permit to allow them to move the entrance and scales further north on the site. Mr. Garcia said that was correct.

Mr. Fell asked if City staff is okay with whatever runoff comes off the waste and runs into the City's storm sewer. Mr. Garcia replied that the City Engineer has reviewed the plans and approved them. Scott Tess, Environmental Sustainability Manager, added that the proposed industrial development has a regional retention pond that was developed along with the road to handle the stormwater for all the properties. Any runoff will settle in the pond and not travel further.

With no further questions from the Plan Commission for City staff, Chair Fitch opened the hearing for public input.

Rich Guerard, Attorney for Henson Disposal and Southwind, and Tom Kirk, Principal of Henson Disposal, approached the Plan Commission. Mr. Guerard pointed out that Pat Moone, of Farnsworth Group, prepared the Site Plan for both cases and was also available to answer any questions.

Mr. Guerard stated that Mr. Garcia gave a complete report of the site and of the operation. So, they would like to only add a couple overall comments. They are complying with all of the ordinances. There will be no variances. The two developments will be located in the heavy industrial zoning district with compatible uses adjacent to them. He noted that this will be a green technology for both uses. The recycled asphalt shingles has now been approved for use. It is an additive that is used in IDOT, the Tollway Authority, the City of Chicago and most of the counties. It is a green technology that recycles 99% of the asphalt shingles that goes into an asphalt product that improves the mix rather than going into the landfills. It is a similar

operation with construction and demolition debris. Instead of filling up the landfills, the products are sorted and recycled. Companies who are trying to qualify for LEED or green buildings, they have to have a place to go to have materials recycled.

With regards to the water runoff, he stated that neither site would accept hazardous materials. Southwind RAS has already applied and received its NPDES permit. They have already submitted a plan for BMPs (Best Management Practices) for drainage and such. It has been approved by the state and by the City Engineer. Also, the asphalt shingles are the same shingles that people have on their homes, so there is not any type of petroleum in them.

Mr. Trail asked if they planned to use water for dust control. He wondered how much water the process would require. Mr. Guerard responded saying that with regards to recycling of asphalt shingles, they use grinding equipment that will grind the shingles into a granular material. Inside the grinding equipment are spray bars, and they spray just enough to keep the dust down. Tom Kirk, of Henson Disposal, stated that they have spray bars and dust control inside the building. There is not really any runoff water because the materials soak up most of the water. They try to use as little water as possible because they get charged by weight. Water is heavy.

Ms. Stake wondered about glass materials. Mr. Kirk explained that they do not recycle glass. Glass materials are used as Alternate Daily Cover (ADC) in the landfill to cover the garbage to cut down on the smell. Household products that are sold in glass containers can be recycled and turned into colored glass. Henson Disposal applies to construction waste; not household waste.

Carol McKusick approached the Plan Commission. She asked if the location of the entrance was within 400 feet of the property at 910 West Saline Court. Mr. Engstrom said that since both uses are basically using one site, there will only be one entrance for the two uses. It really does not matter. Ms. McKusick said it might matter because Henson Disposal is dependent on EPA regulations.

Will there be a certain amount of mixture to the loads going in for the asphalt shingles? Southwind RAS will be going forward with their development because they have all of their permits in place. Will they be only accepting shingles? Mr. Engstrom stated that Southwind RAS does have all of their permits from the EPA. Those permits are based on the Site Plan; however, he did not feel that the changes to the Site Plan were important to the permits. So, the permits for Southwind RAS are still valid, and Henson Disposal will be applying for their permits once they get approval for the zoning.

Ms. McKusick wondered when the two companies planned to begin their operations. Mr. Fitch stated that the written staff reports say May to June of 2015. Ms. McKusick suggested that the City post the EPA number on the internet so people will know where to find it.

With no further comments or questions from the audience, Chair Fitch closed the public input portion of the hearing. He, then, opened the hearing up for Plan Commission discussion and/or motion(s).

Mr. Fell commented that as an architect, he has more clients trying to get LEED certified for their buildings. It is easy to get the lowest level of LEED certification on a building because you can get that with transportation corridors, etc. To get the highest level of LEED certification is

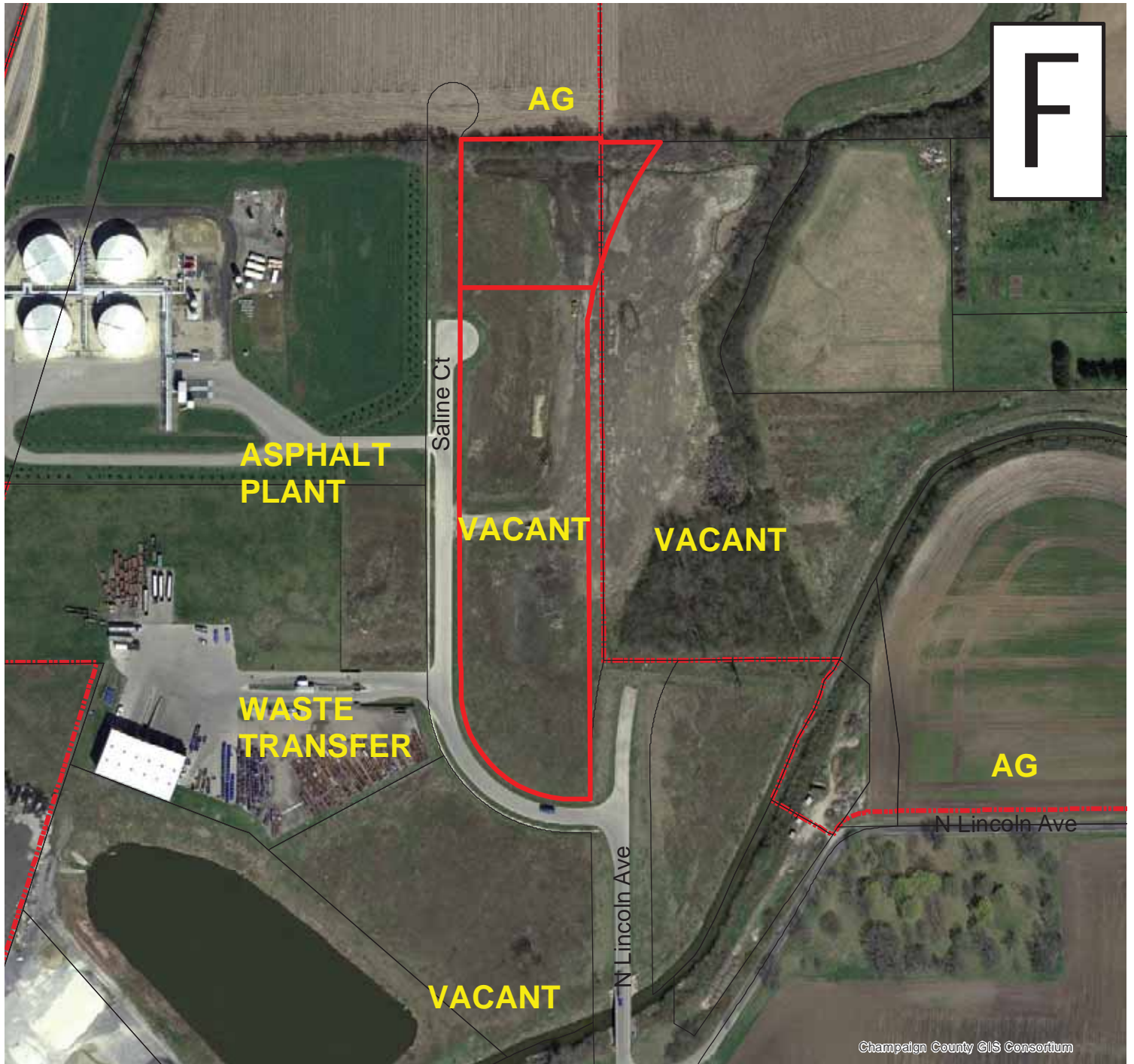
really difficult because it is hard to find a location for your waste. If they have to the waste a long way, it gets very cost prohibitive. He feels the two uses would be beneficial to the community.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2240-SU-14 and Plan Case No. 2241-SU-14 to the City Council with a recommendation for approval subject to the conditions listed in the revised staff recommendations. Mr. Fell seconded the motion. Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Stake	-	Yes
Mr. Trail	-	Yes	Ms. Byndom	-	Yes

The motion was passed by unanimous vote. Mr. Garcia explained that these two cases would be forwarded to the City Council on October 6, 2014.



EXHIBIT A: LOCATION & LAND USE MAP



Champaign County GIS Consortium

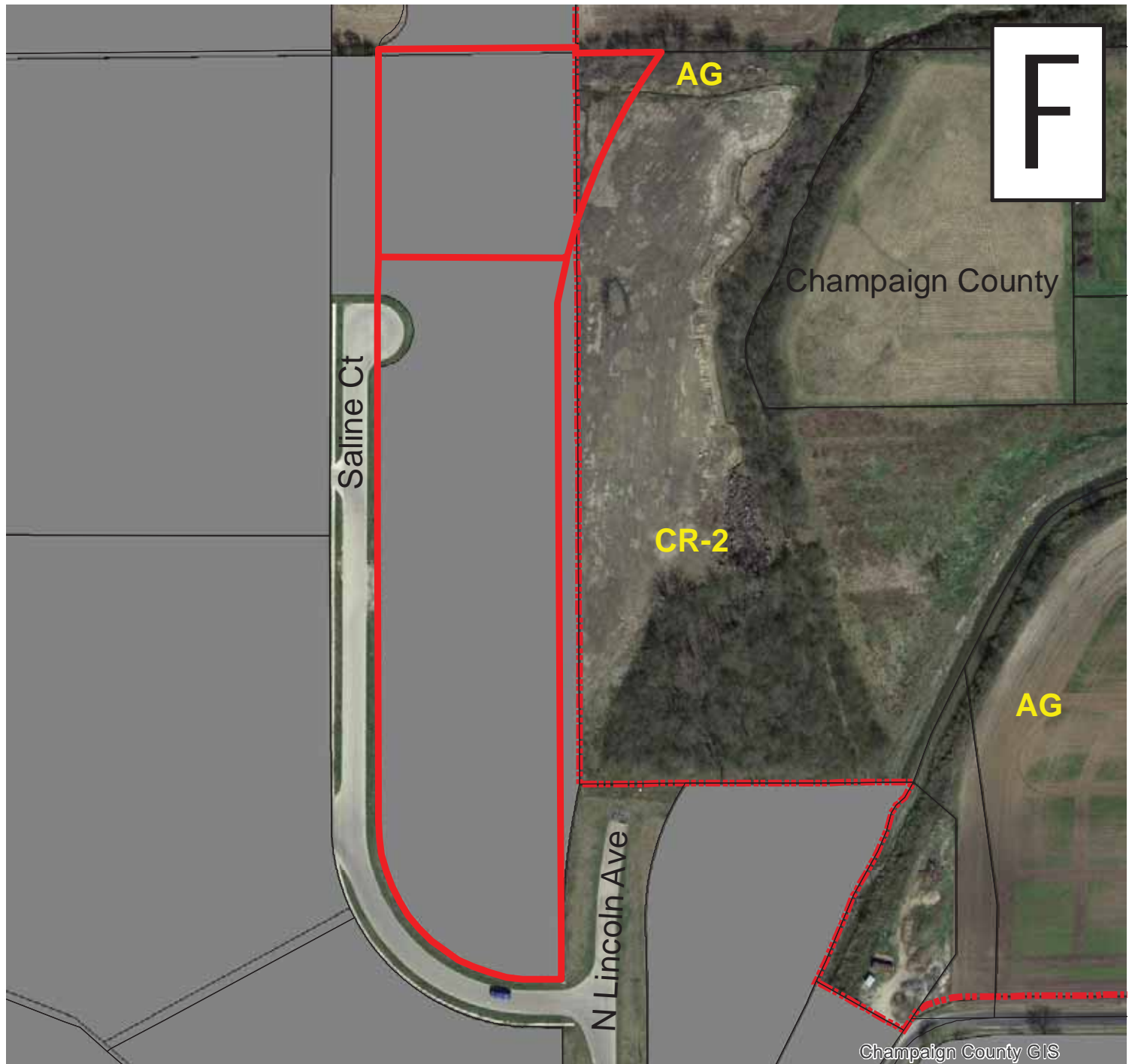


Case: 2240-SU-14 & 2241-SU-14
 Subject: Applications for Special Use Permit to establish a Recycling Facility and to modify an Existing Special Use Permit
 Location: 910 - 1000 W. Saline Ct
 Petitioner: Henson Disposal, Inc. & Southwind RAS, LLC

-  Subject Property
-  Urbana Corporate Limits

Prepared 9/12/14 by Community Development Services

EXHIBIT B: EXISTING ZONING MAP



0 62.5 125 250 375 500 Feet



Case: 2240-SU-14 & 2241-SU-14
 Subject: Applications for Special Use Permit to establish a Recycling Facility and to modify an Existing Special Use Permit

Location: 910 - 1000 W. Saline Ct
 Petitioner: Henson Disposal, Inc. & Southwind RAS, LLC




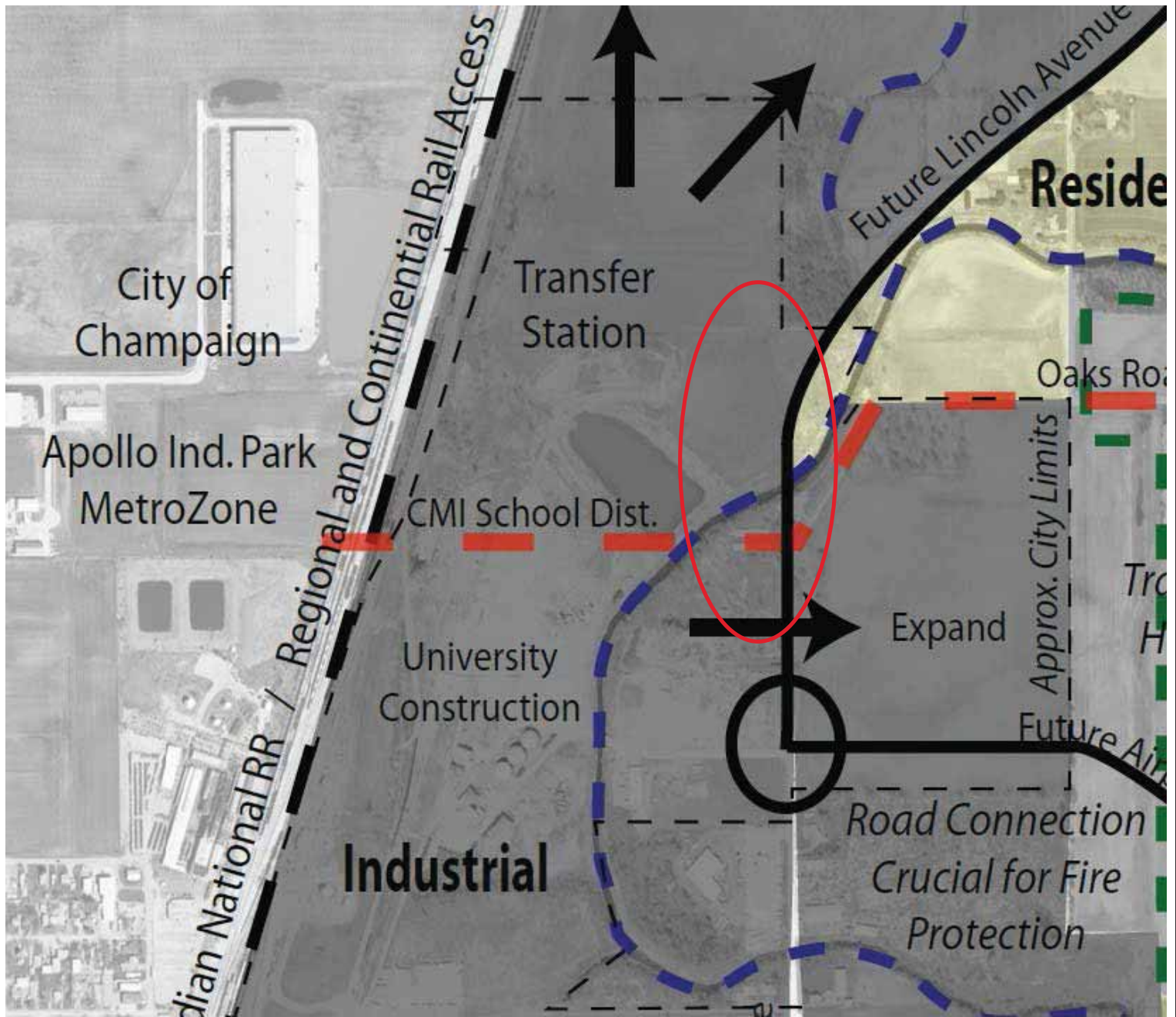
-  Subject Property
-  Urbana Corporate Limits
-  IN-2

EXHIBIT C: FUTURE LAND USE MAP




0 62.5 125 250 375 500 Feet



Case: 2240-SU-14 & 2241-SU-14
 Subject: Applications for Special Use Permit to establish a Recycling Facility and to modify an Existing Special Use Permit

Location: 910 - 1000 W. Saline Ct
 Petitioner: Henson Disposal, Inc. & Southwind RAS, LLC

 Subject Property (general)



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

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 8/13/14 Plan Case No. _____
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section FIN-2 HEAVY INDUSTRIAL DISTRICT UNDER TABLE V-1 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* RECYCLING FACILITY FOR A GENERAL CONSTRUCTION OR DEMOLITION DEBRIS RECYCLING CENTER PURSUANT TO A SECTION 22.38 & 22.54 PERMIT FROM THE IEPA on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **HENSON DISPOSAL, INC.** Phone: **309-275-5021**
 Address (street/city/state/zip code): **705 N EAST STREET, BLOOMINGTON, IL 61701**
 Email Address: **RICH@WYDP.COM**

2. PROPERTY INFORMATION

Address/Location of Subject Site: **910 W. SALINE COURT, URBANA, IL.**
 PIN # of Location: **91-15-31-200-006**
 Lot Size: LOT 501 (6 ACRES) & LOT 502 (2.283) ACRES

Current Zoning Designation: **IN-2 HEAVY INDUSTRIAL**

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

Proposed Land Use: **RECYCLING FACILITY FOR A GENERAL CONSTRUCTION OR DEMOLITION DEBRIS RECYCLING CENTER**

Legal Description: LOTS 501 AND 502 IN THE NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5, PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R9E, 3RD P.M. IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

3. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

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

Email Address:

Name of Engineers(s): JOHN DABROWSKI, PE FARNSWORTH GROUP

Phone: 217-

352-4169

Address (*street/city/state/zip code*): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: JDABROWSKI@F-W.COM

Name of Surveyor(s): FARNSWORTH GROUP

Phone: 217-352-4169

Address (*street/city/state/zip code*): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: kejjensen@f-w.com

Name of Professional Site Planner(s): N/A

Phone:

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

Email Address:

Name of Attorney(s): RICHARD GUERARD

Phone: 630-698-4700

Address (*street/city/state/zip code*): 310 S. COUNTY FARM ROAD, WHEATON, IL 60187

Email Address: RICH@WYDP.COM

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

THE LOCATION IS WITHIN THE NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5, WITH GOOD ACCESS TO PUBLIC HIGHWAYS AND ZONED IN-2 HEAVY INDUSTRIAL WHICH IS THE APPROPRIATE ZONING FOR THE PROPOSED USE. THE USE IS COMPATIBLE WITH EXISTING INDUSTRIAL USES IN THE GENERAL AREA (SOLID WASTE TRANSFER STATION, OIL STORAGE FACILITY, ASPHALT PLANT AND CONCRETE RECYCLING FACILITY). ADJOINING

PROPERTY ON SAME SITE IS ZONED AND APPROVED FOR A RECYCLING FACILITY FOR ASPHALT SHINGLES PURSUANT TO SECTION 22.38 AND 22.54 PERMITS FROM THE IEPA. THE USES ARE COMPATIBLE AND COMPLIMENTARY.

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 PROPERTY IS IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY INDUSTRIAL. SEE EXHIBIT A ATTACHED.

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.

THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY INDUSTRIAL. THE PARK HAS BEEN PLANNED FOR SUCH USES. THERE ARE NO INCOMPATIBLE USES NOW EXISTING IN THE INDUSTRIAL PARK. RECYCLING ASPHALT SHINGLES (RAS) PROVIDES A GREEN TECHNOLOGY FOR RECYCLING CONSTRUCTION AND DEMOLITION DEBRIS. SEE EXHIBIT B ATTACHED. THE RECYCLING USE WILL NOT BE HAZARDOUS OR DISTURBING TO EXISTING AND FUTURE NEIGHBORHOOD USES. THE USE WILL NOT CAUSE SUBSTANTIAL INJURY TO THE VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS LOCATED AND WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL PERFORMANCE STANDARDS AND CITY OF URBANA ORDINANCES, CODES AS REQUIREMENTS.

NOTE: THE RECYCLING CENTER DOES NOT ACCEPT ANY SORT OF HAZARDOUS MATERIALS.

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

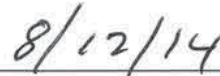
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Background

Description of the Site and Surrounding Properties

The subject property consists of two lots which were recently final platted as North Lincoln Avenue Industrial Park No. 5 (Plan Case 2204-S-13). These lots are currently vacant and are located north and east of West Saline Court, which is at the northwestern edge of the City. The lots created by the plat have addresses of 910 West Saline Court and 1000 West Saline Court. Henson Disposal, Inc. proposes to establish a recycling center to recycle general construction or demolition debris from trucks hauling materials to the facility at 910 West Saline Court. The north portion of the site was recently approved and zoning for a recycling facility for recycling of asphalt roof shingles for Southwind RAS, LLC.

1000 West Saline Court is 2.283 acres in area and 910 West Saline Court is six acres. The surrounding area is industrial and agricultural in nature. To the west (across Saline Court) is an Emulsicoat asphalt facility and Allied Waste transfer station. To the north is a parcel owned by Champaign Asphalt Company, currently used for cropping. Immediately east of the site is planned right-of-way for the future Lincoln Avenue realignment, with undeveloped land further to the east. To the north is a recycle asphalt shingle facility, a vacant parcel and a detention basin, and further south is a concrete recycling facility.

The following chart identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties.

Direction	Zoning	Existing Land Use	Future Land Use
Site	IN-2, Heavy Industrial	Vacant	Heavy Industrial
North	IN-2, Heavy Industrial Special & Conditional Use for RAS Recycle facility	RAS recycle facility / Industrial Agriculture	Heavy Industrial
East	County CR, Conservation-Recreation	Vacant	Residential
South	IN-2, Heavy Industrial	Vacant	Heavy Industrial
West	IN-2, Heavy Industrial	Industrial	Heavy Industrial

Proposed Use

The Henson Recycling Center is a recycle center to recycle general construction or demolition debris from trucks hauling materials to the site. The types of materials that will be sorted and then processed in the recycle operation include all municipal waste which is a part of the construction or demolition debris and in accordance with the IEPA permits for receipt which will include, but is not limited to wood, drywall, cardboard, concrete, brick, block, aggregate materials, shingles, plastic, vinyl siding and bulk waste; construction and demolition debris and landscape wastes. Bulk waste consists of furniture, equipment, machinery, and miscellaneous parts thereof; including auto parts, tires, wheels, mechanical equipment appliances, furniture and furniture pieces, individual items of construction and demolition wastes,

appliances, trash compactors, water heaters, furnaces, carpeting, mattresses, box springs, lawn mowers, conduit pipe, wire, glass and miscellaneous rubble. The received general construction or demolition debris materials may be initially transferred to the Hensen Bloomington site for sorting until there is a sufficient volume of materials arriving on site to feasibly maintain sorting operations on site.

The proposed use would be a recycling center to recycle general construction or demolition debris from trucks hauling materials to the site. Incoming materials will first be weighed on a scale and then emptied into a "pre-sorting" area where large items will be removed with an excavator or skidloader. Examples of items that will be sorted out are large pieces of concrete and bulky metal, as these objects are too large to be sorted by hand. The remaining materials will be loaded on to a vibrating screen to remove materials 2" and smaller such as dirt, rock, and small pieces of glass, wood, etc. The material will travel up a conveyer belt to a sorting belt. This belt is approximately 5' wide x 100' long. The material travels this distance at a slow pace to allow for manpower to reclaim recyclable materials. Each recyclable material is placed in its own bin located under the conveyer belt. The leftover materials with no end use will go directly into a transfer trailer to be hauled to a landfill.

Exhibit D contains a site plan that shows the proposed layout of the facility. Exhibit D also contains the Engineering Plan for the site, and shows details for the entry drive for the site, as well as facilities and a security fence.

The recycled general construction and demolition debris process provides a green technology with substantial environmental benefits. This recycling facility will reduce the amount of wasted material in our region.

As shown on the site plan, the access portions of the site would be paved with asphalt and concrete. The site plan conforms to applicable development regulations, including required setbacks. A 25-foot front yard setback is required in the IN-2 district. According to Section VI-6.E of the Urbana Zoning Ordinance, materials stored on an industrial parcel must be screened from adjacent right-of-way with a six-foot chain link fence and a landscape buffer. The landscape buffer must consist of one tree and three bushes every 40 linear feet. Applicant will submit a full landscape plan to City requirements as a condition of the Special Use Permit to show compliance with the screening and landscape requirements of the Zoning Ordinance. The applicant has agreed to provide required screening and landscaping.

Access to the operation is to be from Saline Court, as the future Lincoln Avenue extension will be designated a minor arterial with limited access points. The Henson Disposal construction recycling facility will share an access drive with the Southwind RAS recycling facility, to be located on the southern part of 1000 West Saline Court. Exhibit E shows the location of this entrance. The Urbana Public Works Department has approved the access plan for the Southwind RAS Facility.

The Application Meets the Requirements for a Special Use Permit

According to Section VII.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The subject property is located in the North Lincoln Avenue Industrial Park subdivision. This subdivision is developed with heavy industrial uses, including an asphalt plant, concrete recycling facilities, an asphalt recycling facility, and a waste transfer station. The nearest residence is approximately 1,200 feet to the east, located along the current North Lincoln Avenue. The site has convenient access to Interstate 74 and the future Olympian Drive (via the future North Lincoln Avenue realignment). The Urbana Comprehensive Plan designates this area of the City for Heavy Industrial uses. The proposed Henson construction recycling waste facility on the southern portion of 910 Saline Court will be a compatible use to the Southwind recycling facility because it will accept construction waste, allowing for haulers to bring both types of waste to one facility.

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 proposed asphalt shingle recycling facility will not be injurious to the public at this location. There are no known ground or water contaminants from the process. Dust will be controlled by spraying the materials with water during the recycling process. The proposed special use will allow for a facility that benefits the public in that it will divert materials from local landfills and re-use of that material in an environmentally responsible way. The site is 1,200 feet from the nearest residence. The applicant is seeking approval from Illinois EPA for a section 22.38 permit for recycling and will conform to all environmental standards. The facility would not be detrimental to the Southwind RAS, LLC facility adjacent on 1000 Saline Court.

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-7.*

The character of the IN-2, Heavy Industrial District will be preserved with the proposed special use. Setbacks and drainage requirements are met in the attached site plans. The proposed development would conform to applicable regulations for the IN-2, Heavy Industrial District. The applicant has agreed to install required screening and landscaping for industrial uses with outdoor storage. The Henson construction waste recycling facility will meet all applicable regulations for its construction and operation. The proposed use is consistent with the Heavy Industrial designation, as identified in the 2005 Urbana Comprehensive Plan Future Land Use Map.

EXHIBIT A

OPERATION

The Henson Recycling Center is a recycle center to recycle general construction or demolition debris from trucks hauling materials to the site. The types of materials that will be sorted and then processed as a part of the recycle operation include all municipal waste which is a part of the construction or demolition debris and in accordance with the IEPA permits for receipt which will include, but is not limited to wood, drywall, cardboard, concrete, brick, block, aggregate materials, shingles, plastic, vinyl siding and bulk waste; construction and demolition debris and landscape wastes. Bulk waste consists of furniture, equipment, machinery, and miscellaneous parts thereof; including auto parts, tires, wheels, mechanical equipment appliances, furniture and furniture pieces, individual items of construction and demolition wastes, appliances, trash compactors, water heaters, furnaces, carpeting, mattresses, box springs, lawn mowers, conduit pipe, wire, glass and miscellaneous rubble. The received general construction or demolition debris materials may be initially transferred to the Hensen Bloomington site for sorting until there is a sufficient volume of materials arriving on site to feasibly maintain sorting operations on site.

The Henson Disposal Recycling Facility is designed to accept general construction or demolition debris from trucks hauling materials to the site. Incoming materials will first be weighed on a scale and then emptied into a "pre-sorting" area where large items will be removed with an excavator or skidloader. Examples of items that will be sorted out are large pieces of concrete and bulky metal, as these objects are too large to be sorted by hand. The remaining materials will be loaded on to a vibrating screen to remove materials 2" and smaller such as dirt, rock, and small pieces of glass, wood, etc. The material will travel up a conveyer belt to a sorting belt. This belt is approximately 5' wide x 100' long. The material travels this distance at a slow pace to allow for manpower to reclaim recyclable materials. Each recyclable material is placed in its own bin located under the conveyer belt. The leftover materials with no end use will go directly into a transfer trailer to be hauled to a landfill.

Please reference **Appendix** for photos/drawings of the process described above and the examples of the equipment to be used.

The proposed site's only purpose is to accept recyclable materials. Nonetheless, special consideration will be given to protect the public health.

DUST CONTROL

Dust will be generated by incoming materials being emptied and sorted, as well as through the processing equipment. For incoming materials and materials being sorted, dust is suppressed using a water sprinkling system and pressurized water systems. The water sprinkling system is used in the "pre-sorting" area, positioned to mist the material pile from above. The pressurized water system is placed over the conveyer belts, misting downward onto the materials being sorted. These measures allow the materials to be adequately wet, however not saturated to the point where any run-off is created.

NOISE CONTROL

Noise is generated from truck traffic, equipment used to pre-sort the materials, the vibrating

screen, conveyer belts, back-up alarms on equipment, and the processing equipment, including grinders and crushers. Noise is not louder than general background noise of the other surrounding property uses.

ODOR CONTROL

The recyclable materials accepted will not have an odor, as all items are nonperishable. However, it is inevitable that a minimal amount of non-recyclable materials accompany recycling loads into the Facility. Materials that cannot be processed are immediately loaded into transfer trailers and transported to a landfill within 24 hours. These measures ensure no odors leave the site. Given that no perishable items will be stored on-site, there will be no food source to attract rodents and bugs.

MUD TRACKING

Mud tracking will not be an issue on public roads because incoming and outgoing vehicles will travel on only paved and graveled roadways.

WINDY CONDITIONS

The Henson Disposal Recycling Center operates in all weather conditions. If winds exceed 35 mph, the recycle Facility ceases all outside operations. In the event of weather that creates high winds, portable windscreens will be put in place to stop and/or catch blowing material. The property is monitored daily for litter and blown debris, which are collected and appropriately disposed of.

FIRE PROTECTION

Fire prevention measures will be in place as required by the City Fire Department they include:

- No smoking allowed on-site.
- All recyclable materials are kept adequately wet through dust control methods.
- Fire extinguishers are located on each piece of equipment.
- The property has a City water service on site, which can be used to extinguish a small fire.
- There is a fire hydrant located adjacent to the property.
- Fire alarm systems will be located in any buildings on the Site.
- Flammable liquids are stored in a fire resistant cabinet.

APPLICATION FOR AMENDMENT TO SPECIAL USE



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

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 08-15-2014 Plan Case No. 2241-SU-14
Fee Paid - Check No. 2088 Amount \$175.00 Date 08-15-2014

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section IN-2 HEAVY INDUSTRIAL DISTRICT UNDER TABLE V-1 of the Urbana Zoning Ordinance to allow (Insert proposed use) MODIFY ONSITE LOCATION OF RECYCLING FACILITY FOR RECYCLING OF ASPHALT SHINGLES (RAS) PERSUANT TO A SECTION 22.38 & 22.54 PERMIT FROM THE IEPA on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): SOUTHWIND RAS, LLC Phone: 630-698-4700
Address (street/city/state/zip code): 2250 SOUTHWIND BLVD., BARTLETT, IL 60103
Email Address: RICH@WYDP.COM

2. PROPERTY INFORMATION

Address/Location of Subject Site: 1000 W. SALINE COURT, URBANA, IL. LOT 502 & 501 OF NORTH LINCOLN AVE. INDUSTRIAL PARK SUBDIVISION NO. 5
PIN # of Location: 91-15-31-200-006
Lot Size: LOT 501 (6 ACRES) & LOT 502 (2.283) ACRES

Current Zoning Designation: IN-2 HEAVY INDUSTRIAL
Current Land Use (vacant, residence, grocery, factory, etc): RAS RECYCLE SPECIAL USE
Proposed Land Use: SAME AS EXISTING USE WITH MODIFICATION OF LOCATION ON

SITE. (RAS) PERSUANT TO A SECTION 22.38 PERMIT FROM THE IEPA

Legal Description: LOTS 501 AND 502 IN THE NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO., 5, PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3RD P.M. IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

3. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

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

Email Address:

Name of Engineers(s): JOHN DABROWSKI, FARNSWORTH GROUP Phone: 217-352-4169

Address (*street/city/state/zip code*): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: JDABROWSKI@F-W.COM

Name of Surveyor(s): FARNSWORTH GROUP

Phone: 217-353-7322

Address (*street/city/state/zip code*): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: KEJENSEN@F-W.COM

Name of Professional Site Planner(s): N/A

Phone:

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

Email Address:

Name of Attorney(s): RICHARD GUERARD

Phone: 630-698-4700

Address (*street/city/state/zip code*): 310 S. COUNTY FARM ROAD, WHEATON, IL

Email Address: RICH@WYDP.COM

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

EXISTING SPECIAL USE APPROVED FOR SITE. THE LOCATION IS WITHIN THE NORTH LINCOLN AVE INDUSTRIAL PARK SUBDIVISION NO. 5, WITH GOOD ACCESS TO PUBLIC HIGHWAYS AND ZONED IN-2 HEAVY INDUSTRIAL WHICH IS THE APPROPRIATE ZONING FOR THE PROPOSED USE. THE USE IS COMPATIBLE WITH EXISTING INDUSTRIAL USES IN THE GENERAL AREA (SOLID WASTE TRANSFER STATION, OIL STORAGE FACILITY, ASPHALT PLANT AND CONCRETE

RECYCLING FACILITY).

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.

EXISTING SPECIAL USE APPROVED FOR SITE.THE PROPERTY IS IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY INDUSTRIAL. RAS IS AN ACRONYM FOR "RECYCLED ASPHALT SHINGLES" WHICH ARE "CHOPPED", SCREENED FOR SIZE AND THEN SENT TO AN ASPHALT PLANT AND USED TO PRODUCE A QUALITY ASPHALT PAVING MATERIAL. THE MATERIALS ARE NOT ENVIRONMENTALLY DIFFERENT FROM THE ROOFS, DRIVEWAYS AND COUNTY AND VILLAGE STREETS, FROM THE THOUSANDS OF HOMES WHICH USE THESE MATERIALS. THEY ARE THE SAME MATERIALS.

THERE ARE NO KNOWN SOURCES OF GROUND AND WATER POLLUTION. DUST CAN BE CREATED WITHIN THE EQUIPMENT BY THE GRINDING OPERATION AND IS CONTROLLED BY WATER SPRAY BARS WITHIN THE EQUIPMENT. THERE ARE NO CHEMICALS, HEAT, SMOKE OR ODOR FROM THE PROCESS. PORTABLE EQUIPMENT AND TRUCKS ARE THE ONLY NOISE AND WILL BE BELOW THE ZONING STANDARDS.

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.

EXISTING SPECIAL USE APPROVED FOR SITE.THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY INDUSTRIAL. THE PARK HAS BEEN PLANNED FOR SUCH USES. THERE ARE NO INCOMPATIBLE USES NOW EXISTING IN THE INDUSTRIAL PARK. RECYCLING ASPHALT SHINGLES (RAS) PROVIDES A GREEN TECHNOLOGY FOR PAVING STREETS. THERE ARE SUBSTANTIAL ENVIRONMENTAL BENEFITS TO RECYCLING ASPHALT SHINGLES. ASPHALT SHINGLES ARE THE THIRD LARGEST SOURCE OF CONSTRUCTION

LAND FILL MATERIAL EACH YEAR. RAS MIX REQUIRES LESS LIQUID ASPHALT, THE MOST EXPENSIVE COMPONENT IN HOT MIX ASPHALT; ADDS TO THE TENSILE STRENGTH AND DURABILITY OF THE PAVEMENT AND REQUIRES LESS COMPACTION ALLOWING FASTER PAVING. THE IEPA APPROVED PROCESS OF SORTING, TESTING, GRINDING AND SCREENING SHINGLES RESULTS IN THE RE-USE OF APPROXIMATELY 99% OF ALL MATERIALS IN THE RECYCLING PROCESS. RAS IS APPROVED FOR USE IN PAVING BY IDOT, THE TOLLWAY AUTHORITY, THE CITY OF CHICAGO AND MANY OTHER COUNTIES AND MUNICIPALITIES IN ILLINOIS.

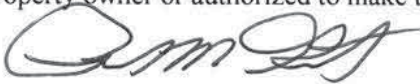
THE RAS USE WILL NOT BE HAZARDOUS OR DISTURBING TO EXISTING OR FUTURE NEIGHBORHOOD USES. THE USE WILL NOT CAUSE SUBSTANTIAL INJURY TO THE VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS LOCATED AND WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL PERFORMANCE STANDARDS AND CITY OF URBANA ORDINANCES, CODES AND REQUIREMENTS.

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

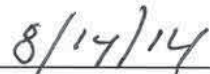
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

EXHIBIT F

A. GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 01, 2012. THESE PLANS, THE FOLLOWING TECHNICAL SPECIAL PROVISIONS AND AS AMENDED HEREIN.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL JULIE L. PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXCESS MATERIAL SHALL BE DISPOSED OF OFF THE JOB SITE BY THE CONTRACTOR OR AS APPROVED BY THE OWNER.
- THE THICKNESS OF EXISTING HMA SURFACE SHOWN ON THE PLANS REPRESENTS THE ENGINEER'S BEST ESTIMATE OF THE AVERAGE THICKNESS. ACTUAL THICKNESS WILL VARY MORE THAN OR LESS THAN THE SPECIFIED THICKNESS THROUGHOUT THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION LAYOUT FOR THIS PROJECT. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN AUTOCAD 2009 MODEL DRAWING OF THE SITE IMPROVEMENTS SHOWN ON THESE PLANS FOR HIS USE FOR CONSTRUCTION LAYOUT AND STAKING BY TOTAL STATION. ADEQUATE PRIMARY CONTROL EXISTS ON SITE FOR THE CONTRACTOR TO ESTABLISH HIS HORIZONTAL POSITION ON THE SITE.

UNDERGROUND UTILITIES SHOWN HEREIN ARE PLOTTED FROM INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL USE EXTREME CAUTION AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

B. GENERAL NOTES - AUTHORITY AND RESPONSIBILITY

- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE. NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.
- IN ADDITION, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SHALL BE MODIFIED AS FOLLOWS:
 UNDER SECTION 105, ADD THE FOLLOWING SENTENCE:
 NOTHING CONTAINED HEREIN SHALL RELIEVE CONTRACTOR OF ITS DUTY TO OBSERVE AND COMPLY WITH ALL APPLICABLE LAWS, NOR SHALL ENGINEER BE RESPONSIBLE FOR CONTRACTOR'S COMPLIANCE OR NON-COMPLIANCE WITH SUCH LAWS.
 UNDER SECTION 107.01, ADD THE FOLLOWING SENTENCE:
 ENGINEER SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S DUTY TO OBSERVE AND COMPLY WITH THE PROVISIONS OF THIS SECTION, OR FOR CONTRACTOR'S FAILURE TO DO SO.

C. TECHNICAL SPECIAL PROVISIONS

- THE FOLLOWING SPECIAL PROVISIONS SUPPLEMENT THE STANDARD SPECIFICATIONS. WHENEVER THESE SPECIAL PROVISIONS, OR IN THE PLANS, THE TERM "STANDARD SPECIFICATIONS" IS REFERRED TO, IT SHALL BE UNDERSTOOD TO MEAN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION JANUARY 1, 2012, THE LATEST EDITION OF THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, IN EFFECT ON THE DATE OF BIDS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION SUPPLEMENTAL SPECIFICATIONS AND REQUIRED SPECIAL PROVISIONS ADOPTED JANUARY 1, 2013. PORTIONS INCLUDED HEREIN WHICH APPLY TO AND GOVERN THE CONSTRUCTION OF PUBLIC IMPROVEMENTS, AND IN CASE OF CONFLICT WITH ANY PART, OR PARTS, OF SAID SPECIFICATIONS, THESE TECHNICAL SPECIAL PROVISIONS SHALL TAKE PRECEDENCE AND SHALL GOVERN.

1. TRAFFIC CONTROL AND PROTECTION

- THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE CONFINED WITHIN THE CONSTRUCTION LIMITS. THE CONSTRUCTION LIMITS SHALL BE DEFINED GENERALLY AS: THE CONSTRUCTION IMPROVEMENT AREA SHOWN ON THE PLANS. IF THE CONTRACTOR HAS A QUESTION CONCERNING HIS LATERAL LIMITS OF OCCUPANCY DURING CONSTRUCTION, HE SHALL BRING THIS MATTER TO THE ATTENTION OF THE OWNER DURING THE BIDDING PROCESS FOR CLARIFICATION PRIOR TO SUBMITTING HIS PRICE PROPOSAL. TO DO THE WORK.
- ANY STANDING CONTRACTOR VEHICLE PARKING OR STOCKPILING OF MATERIALS SHALL BE WITHIN THE CONSTRUCTION LIMITS.

2. GRADING AND EROSION CONTROL

- EARTHWORK SHALL BE IN ACCORDANCE WITH THE PLANS, SPECIAL PROVISIONS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, ADOPTED JANUARY 1, 2012.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING INCLUDING EXCAVATION, EMBANKMENT AND BACKFILLING AS NECESSARY TO CONSTRUCT ALL PAVEMENT AND SIDEWALKS TO THE ELEVATIONS SHOWN ON THE PLANS AND AS OUTLINED IN THE SPECIAL PROVISIONS. ALL BACKFILLING AND FINAL TOPSOIL PLACEMENT AS SHOWN ON THE PLANS SHALL BE COMPLETED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO STORM OR SANITARY MANHOLES OR OTHER UTILITIES DURING GRADING.
- EXISTING TOPSOIL SHALL BE REMOVED AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER. REMOVAL SHALL BE TO A MINIMUM DEPTH OF 6 INCHES OR ADDITIONAL DEPTH AS REQUIRED TO REMOVE ALL ORGANIC MATERIAL.
- THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY IN ACCORDANCE WITH ARTICLES 301.03 AND 205.06 OF THE STANDARD SPECIFICATIONS. PRIOR TO COMMENCEMENT OF PAVEMENT CONSTRUCTION, THE IN SITU SUBGRADE SHALL HAVE A CALIFORNIA BEARING RATIO (CBR) OF AT LEAST 6% IN THE TOP 12" OF SUBGRADE AS DETERMINED BY THE TESTING SERVICE USING THE PROCEDURE DESCRIBED IN SUBGRADE COMPACTION VERIFICATION, SEE 800W.
- CONSTRUCT PAVING SUBGRADE WITH SLOPE AS SHOWN ON THE TYPICAL SECTIONS.
- SOME AREAS OF SUBGRADE MAY REQUIRE STABILIZATION PRIOR TO PLACEMENT OF PAVEMENT. SUBGRADE STABILIZATION WILL BE ACCOMPLISHED BY REMEDIATION CONSISTING OF 1" CRUSHED STONE (CA OR CA-10) ON GEOTEXTILE FABRIC. ALTERNATE METHOD WILL BE USED ONLY AS APPROVED BY THE OWNER.
- AREAS SHOWN ON THE PLANS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL IN EMBANKMENT AREAS. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED IN EXCAVATION AREAS. EARTH AREAS IN CUT SHALL BE UNDERSOIL TO ACCOMMODATE 4" OF TOPSOIL.
- PERMANENT SEEDING SHALL TAKE PLACE BETWEEN THE DATES OF APRIL 1 AND JUNE 15 OR BETWEEN THE DATES OF AUGUST 15 AND SEPTEMBER 30, UNLESS APPROVED OTHERWISE BY THE OWNER.
- ALL AREAS TO BE PERMANENTLY SEEDDED SHALL USE CLASS 1 (MODIFIED) OR CLASS 7 (MODIFIED) SEED MIXTURE OR EQUAL IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND ARTICLES 255.05 AND 255.06 OF THE STANDARD SPECIFICATIONS. HYDRAULIC MULCH METHOD 3 OF ARTICLE 251.03 OF THE STANDARD SPECIFICATION SHALL BE USED FOR CLASS 1 (MODIFIED) SEEDING. STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS ACCORDING TO METHOD 2. PROCEDURE 2 OF ARTICLE 251.03 OF THE SPECIFICATIONS FOR CLASS 7 (MODIFIED) SEEDING FERTILIZER AND LIMESTONE WILL NOT BE APPLIED.
- MODIFICATIONS TO DOT SEED MIXTURES:
 CLASS 1 (MODIFIED)
 PERENNIAL RYE (MANHATTAN, PENFINE) 106AC
 KENTUCKY BLUEGRASS 109AC
 CLASS 7 (MODIFIED)
 PERENNIAL RYE (MANHATTAN, PENFINE) 706AC
 OATS, SPRING 506AC

3. PAVING AND STORM SEWERS

- PAVING AND STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIAL PROVISIONS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, ADOPTED JANUARY 1, 2012.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER (PH: 382-4186) AT LEAST 48 HOURS IN ADVANCE OF THE START OR RESTART OF CONSTRUCTION.
- SEE SHEET C-3 FOR PAVEMENT DETAILS.
- PROVIDE CONSTRUCTION JOINTS AT 15' CTRS. MAXIMUM IN P.C.C. PAVEMENT AND CURB AND GUTTER.
- ALL PIPE SHALL BE BEDDED IN 6" SAND OR GRAVEL BEDDING. BEDDING MATERIAL SHALL EXTEND TO UNDISTURBED EARTH. BEDDINGS SHALL BE PLACED UP HALF THE DIAMETER OF THE PIPE. INITIAL BACKFILL SHALL BE PLACED TO 1/2' OVER THE TOP OF THE PIPE FOR FLEXIBLE PIPE.
- ALL EXCESS MATERIAL SHALL BE DISPOSED OF OFF THE JOB SITE. ALL TRENCHING OPERATIONS WITHIN A PREPARED SUBGRADE SHALL BE BACKFILLED IN SUCH A MANNER THAT THE SUBGRADE WILL REMAIN IN THE CONDITION EXISTING BEFORE CONSTRUCTION OPERATIONS BEGAN. THE CONTRACTOR WILL BE HELD LIABLE FOR THE COST OF ANY GRADING OPERATIONS NECESSARY TO CORRECT FAULTY BACKFILLING ON CLEANUP PROCEDURES.

- ACCEPTABLE MATERIAL FOR STORM SEWERS WHERE A SPECIFIC MATERIAL IS CALLED FOR IN THE PLANS THAT MATERIAL CALLED FOR SHALL BE USED AT THAT LOCATION. IF NO MATERIAL IS CALLED FOR, THE FOLLOWING SHALL APPLY:
 HOPE SEWER PIPE: CORRUGATED POLYETHYLENE (PE) PIPE WITH A SMOOTH INTERIOR CONFORMING TO ARTICLE 104.04 OF THE STANDARD SPECIFICATIONS. HOPE PIPE ADS-6 IS 12" PROLINK ULTRA OR EQUAL SHALL BE PROVIDED WITH AN INTEGRAL BELL AND GASKET.
 PVC: POLYVINYL CHLORIDE (PVC) SEWER PIPE CONFORMING TO ASTM D 3034. MINIMUM WALL THICKNESS SHALL BE STANDARD DIMENSION RATIO (SDR) 26. PIPE JOINTS FOR PVC PIPE SHALL BE FLEXIBLE ELASTOMERIC SEALS CONFORMING TO ASTM D-3212.
 RCP: IN ACCORDANCE WITH ARTICLE 104.03.36 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTICED: (12" DIAMETER AND LARGER)
 SUBSTITUTIONS FOR CASTINGS INDICATED ON THE PLANS MUST BE APPROVED IN ADVANCE BY THE ENGINEER.
 RIM ELEVATIONS ON CURB CASTINGS ARE TO EDGE OF PAVEMENT.
 ALL STORM SEWER CASTINGS SHALL HAVE THE CAPTION "NO DUMPING" DRAINS TO INVERT CAST INTO THE SURFACE.
 TRENCH BACKFILL SHALL BE PROVIDED WHEN THE INNER EDGE OF TRENCH OR MANHOLE EXCAVATION IS WITHIN 2' OF ANY PROPOSED OR EXISTING PAVEMENT, CURB, OR SIDEWALK. NO EXTRA COMPENSATION WILL BE ALLOWED FOR COORDINATION OF THIS WORK.
 TRENCH BACKFILL COMPACTION BY WATER PLUNGEATION AND WATER SETTING WILL NOT BE ALLOWED UNDER OR WITHIN 2' OF ANY PUBLIC STREET PAVEMENT OR SIDEWALK.

4. STORM WATER POLLUTION PREVENTION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN INCLUDING THE INSTALLATION AND MAINTENANCE OF EROSION PROTECTION DEVICES. THE INSPECTION OF THE SITE WEEKLY AND WITHIN 24 HOURS OF THE END OF ANY RAIN EVENT OF EQUAL TO OR GREATER THAN 1/2 INCH AND OTHER ACTIONS NECESSARY TO PREVENT POLLUTION DURING CONSTRUCTION.
- THE OWNER WILL PROVIDE THE CONTRACTOR WITH A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, A COPY OF THE NPDES PERMIT, AND EPA SEWER AND WATER MAIN PERMITS REQUIRED FOR CONSTRUCTION OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN, EXECUTED COPIES OF THE CONTRACTOR CERTIFICATION STATEMENT (DOT B02 FORM BC 224A) FOR ALL SUBCONTRACTORS, COMPLETED WEEKLY AND RAIN EVENT INSPECTION REPORTS (DOT B02 FORM BC 225B) AND ANY COMPLETED STATEMENTS OF NON-COMPLIANCE (MPC 631) ON SITE, AT ALL TIMES.
- EROSION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE ILLINOIS URBAN MANUAL, THE SECTION 280 OF THE STANDARD SPECIFICATIONS, THE CITY OF CHAMPAIGN MANUAL OF PRACTICE, AND THE STORM WATER POLLUTION PREVENTION PLAN. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICES FOR EROSION PROTECTION, WHICH WORK SHALL INCLUDE THE MAINTENANCE OF SAID EROSION PROTECTION.
- ALL ALLEYS SHALL BE PROTECTED WITH A PREFABRICATED PROTECTION DEVICE APPROVED BY THE ENGINEER UNITS. PAVEMENT SHALL BE CONSTRUCTED OR VEGETATION HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL CONTROL TRACKING OF DIRT ON TO PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT TRACKED ON TO PAVEMENT. THE CONTRACTOR SHALL CONTROL DIRT ON THE SITE USING AN APPROPRIATE METHOD APPROVED BY THE ENGINEER. THIS WORK SHALL BE INCIDENTAL TO THE COST OF EARTH EXCAVATION.
- SILT FENCE AND/OR STONE DITCH CHECKS MAY BE REQUIRED FOR EROSION CONTROL, AND SHALL BE PROVIDED AS DESIGNATED BY THE ENGINEER AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2012.
- DESCRIPTION - SUBGRADE COMPACTION AND STABILITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 301.04 OF THE STANDARD SPECIFICATIONS. SUBGRADE COMPACTION VERIFICATION SHALL BE ASCERTAINED BY A TESTING SERVICE EMPLOYED BY THE CONTRACTOR.
- THE PAVEMENT SUBGRADE SHALL HAVE SUFFICIENT STABILITY TO ACCOMMODATE CONSTRUCTION TRAFFIC WITHOUT EXCESSIVE SUBGRADE RUTTING OR SPOILING. AT THE TIME OF PLACEMENT OF THE PAVEMENT, THE IN SITU SUBGRADE SHALL HAVE A CALIFORNIA BEARING RATIO (CBR) OF AT LEAST 6 PERCENT AT THE TOP 12 INCHES OF SUBGRADE. THE CBR PERCENTAGE WILL BE ASCERTAINED BY THE CONTRACTOR BY USE OF THE DYNAMIC CONE PENETROMETER (DCP).

- THE DCP TEST SHALL ALSO BE CONDUCTED TO A DEPTH OF AT LEAST 3 FEET BELOW THE FINISHED GRADE OF THE SUBGRADE TO PROVIDE THE OWNER WITH KNOWLEDGE OF THE UNDERLYING SOIL CONDITIONS.
- THE DCP USED FOR TESTING SHALL BE 174 LBS. MASS RAISED A DISTANCE OF 22.8 INCHES AND DROPPED, DRIVING A CONE-TIPPED ROD THROUGH THE SOIL. THE DIAMETER OF THE CONE SHALL BE 0.75 INCHES WITH A 60 DEGREE ANGLED TIP. THE RATE OF PENETRATION SHALL BE MEASURED AND CORRELATED TO CBR USING THE RELATIONSHIP ESTABLISHED BY DOT'S ATTACHMENT 1 OF THE SUBGRADE CHARACTERIZATION AND SUBGRADE STABILITY, DATED OCTOBER 13, 1992 (LOG CDR = 5.84 - 1.28 * LOG (PR) PR = IN/LOW. ANY AREAS OF THE SUBGRADE WHICH FAIL SHALL BE RECONSTRUCTED AND RETESTED WITHOUT ADDITIONAL COMPENSATION.
- EMBANKMENT WITHIN THE STREET SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE STANDARD LABORATORY DENSITY IN ACCORDANCE WITH SECTION 205 OF THE STANDARD SPECIFICATIONS.
- WHEN DIRECTED BY THE OWNER, THE SUBGRADE SHALL ALSO BE TEST ROLLED AND APPROVED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE. TRUCKS SHALL BE LOADED AS FOLLOWS: 27,000 LBS. ON TWO AXLES AND 45,000 LBS. ON THREE AXLES WITH THE TOLERANCE NOT TO EXCEED TEN PERCENT. THE TRUCK SHALL MAKE PARALLEL PASSES ALONG THE SUBGRADE AT DISTANCES AS DIRECTED BY THE ENGINEER AND NOT TO EXCEED TEN FEET APART. ANY AREAS WHICH SHOW RUTTING, CRACKING, OR ROLLING OF THE COMPACTED SUBGRADE UPON TEST ROLLING WILL NOT BE ACCEPTED. THE AREAS THAT FAIL SHALL BE RECONSTRUCTED AND TEST ROLLED AGAIN PRIOR TO ACCEPTANCE.

6. SECURITY FENCE

- 6 FOOT CHAIN LINK FENCE IN ACCORDANCE WITH SECTION 864 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND I.D.D.T. STANDARD DRAWINGS. SHOP DRAWINGS REQUIRED.
- GATE SHALL BE 24" TYPE AS APPROVED BY THE OWNER. SHOP DRAWINGS REQUIRED.



CALL JULIE L. BEFORE YOU DIG
1-800-892-0123
COUNTY/CITY CHAMPAIGN COUNTY, URBANA SECTION, U.E.L.S. SEC. 31, 30N, E. 36D, P.M.

EARTHWORK SUMMARY

EARTH EXCAVATION	5,407 C.Y.
EMBANKMENT	3,507 C.Y.
TOPSOIL FURNISH & PLACE	453 C.Y.

NOTES:
 1. SURPLUS EXCAVATION TO BE PLACED IN SOUTH END OF SITE AS DIRECTED BY THE OWNER.
 2. NO ALLOWANCE MADE TO QUANTITIES SHOWN HEREIN FOR THE R.A.P. SURFACE AT THE SOUTH TWO MATERIAL STORAGE AREAS.

John A. Dabrowski 07/28/14
 JOHN A. DABROWSKI
 PROJECT DESIGN ENGINEER
 ILLINOIS PROFESSIONAL
 ENGINEER NO. 42330
 EXPIRES NOVEMBER 30, 2016

SUBMITTED FOR
 CITY OF URBANA REVIEW
 JULY 28, 2014

Foth
 FOTH Infrastructure & Environment, LLC
 1000 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: 754.333.1111 Fax: 754.333.1122
 Email: info@foth.com
 www.foth.com

SOUTHWIND RAS and HENSON DISPOSAL and SOIL EROSION AND SEDIMENTATION CONTROL PLAN
 CHAMPAIGN COUNTY
 CITY OF URBANA, ILLINOIS

DATE PREPARED	07/28/14
DATE CHECKED	
DATE APPROVED	
DATE REVISION	
DATE	

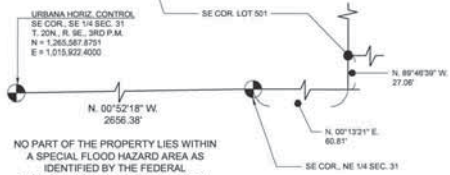
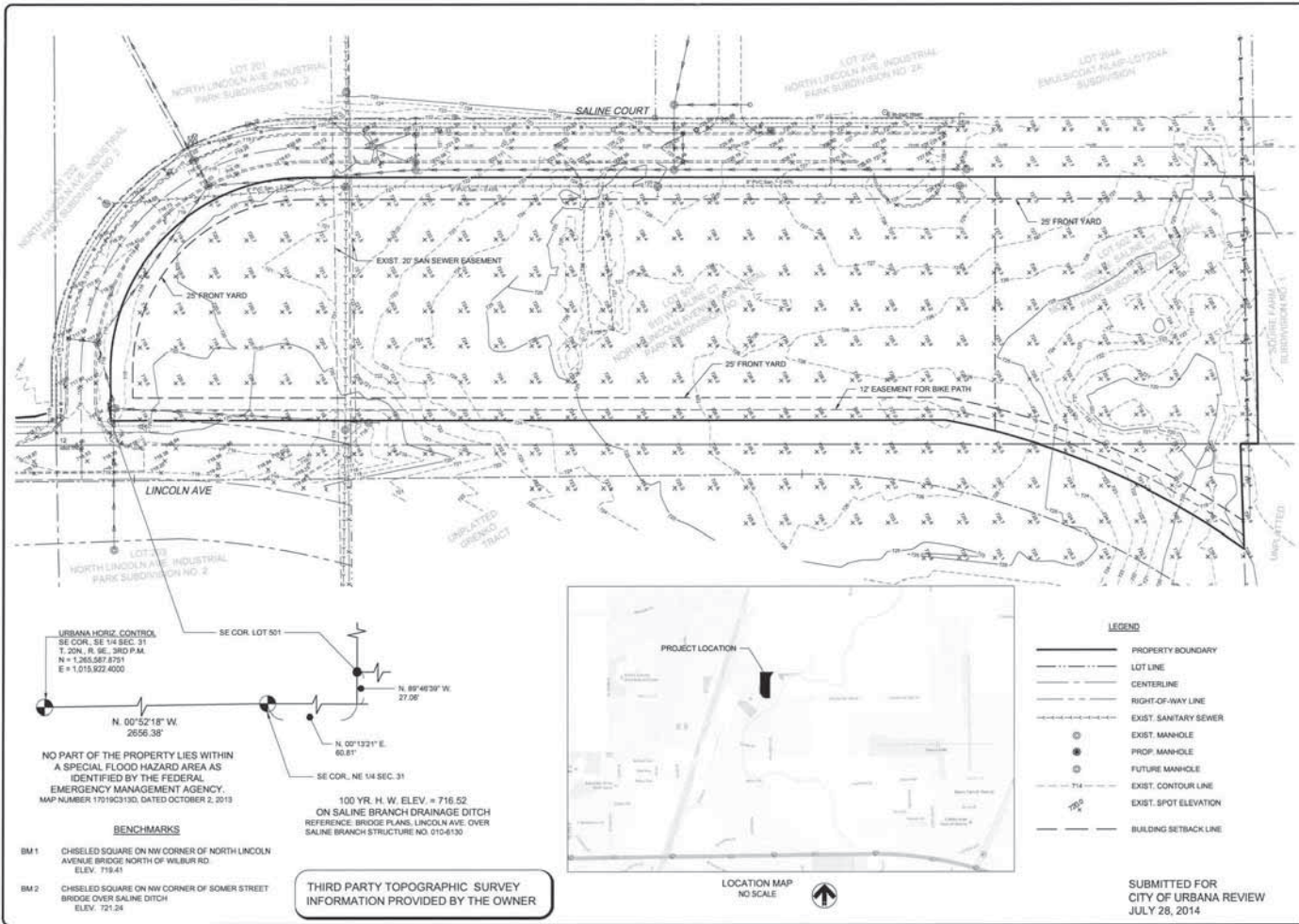
REVISIONS:
 NO. DATE BY
 1 07/28/14 JAD
 2 07/28/14 JAD
 3 07/28/14 JAD
 4 07/28/14 JAD

RECORD DRAWING OF COMPLETED CONSTRUCTION BY
 CONTRACTOR TO VERIFY AND CORRECT RECORDS
 CONFORMANCE TO CONTRACT AND MATERIAL RECORDS
 DATE

GENERAL NOTES

REVISION NO. 07/28/14

C-1
 SHEET 14 OF 46



NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MFP NUMBER 17019C3130, DATED OCTOBER 2, 2013

BENCHMARKS

- BM 1 CHISELED SQUARE ON NW CORNER OF NORTH LINCOLN AVENUE BRIDGE NORTH OF WILBUR RD. ELEV. 715.41
- BM 2 CHISELED SQUARE ON NW CORNER OF SOMER STREET BRIDGE OVER SALINE DITCH. ELEV. 721.24

THIRD PARTY TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY THE OWNER



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - EXIST. SANITARY SEWER
 - EXIST. MANHOLE
 - PROP. MANHOLE
 - FUTURE MANHOLE
 - EXIST. CONTOUR LINE
 - EXIST. SPOT ELEVATION
 - BUILDING SETBACK LINE

SUBMITTED FOR CITY OF URBANA REVIEW JULY 28, 2014



Foth
 Foth Infrastructure & Environment, LLC
 1000 N. 11th Street
 Chicago, IL 60610
 Phone: 312.261.1100
 Fax: 312.261.1101
 www.foth.com

SOUTHWIND RAS and HENSON DISPOSAL and SOIL EROSION AND SEDIMENTATION CONTROL PLAN
 CITY OF URBANA, ILLINOIS
 CHAMPAIGN COUNTY

NO.	DATE	DESCRIPTION

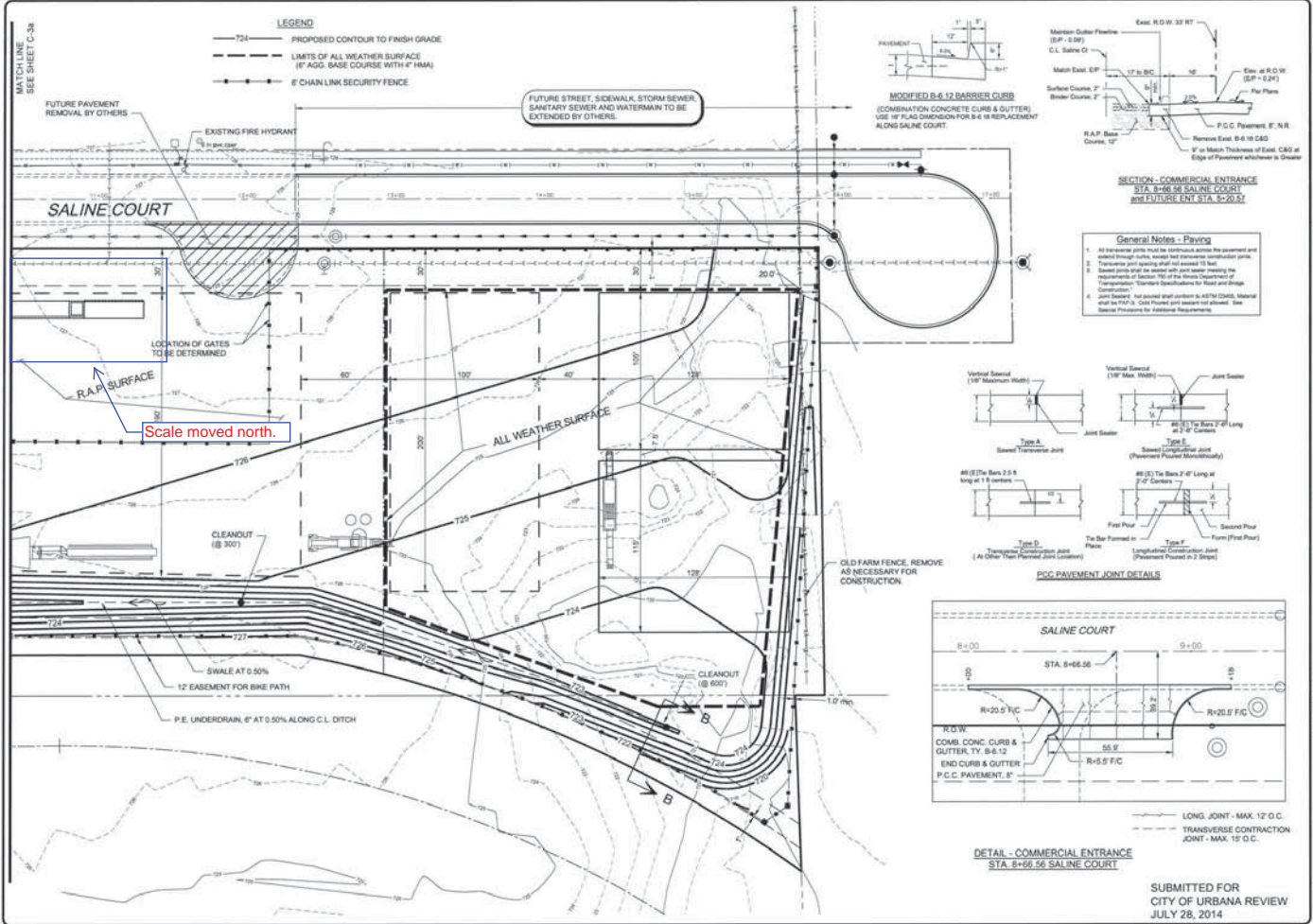
PREPARED BY: FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
 CHECKED BY: [Signature]
 DATE: 7/28/14
 PROJECT NO: 140314P
 SHEET NO. OF 4

EXISTING TOPOGRAPHY

CONTRIBUTOR TO CONTRACTOR AND OWNERS RECORDS
 ACCORDING TO CONTRACT AND OWNERS RECORDS
 DATE: 7/28/14


 HORIZONTAL SCALE
 1" = 100'

SUBMITTED FOR CITY OF URBANA REVIEW JULY 28, 2014
C-2
 SHEET NO. OF 4



Foth
Foth Infrastructure & Environment, LLC
Chicago, IL 60601
Phone: 312.234.0000
Fax: 312.234.0001
www.foth.com

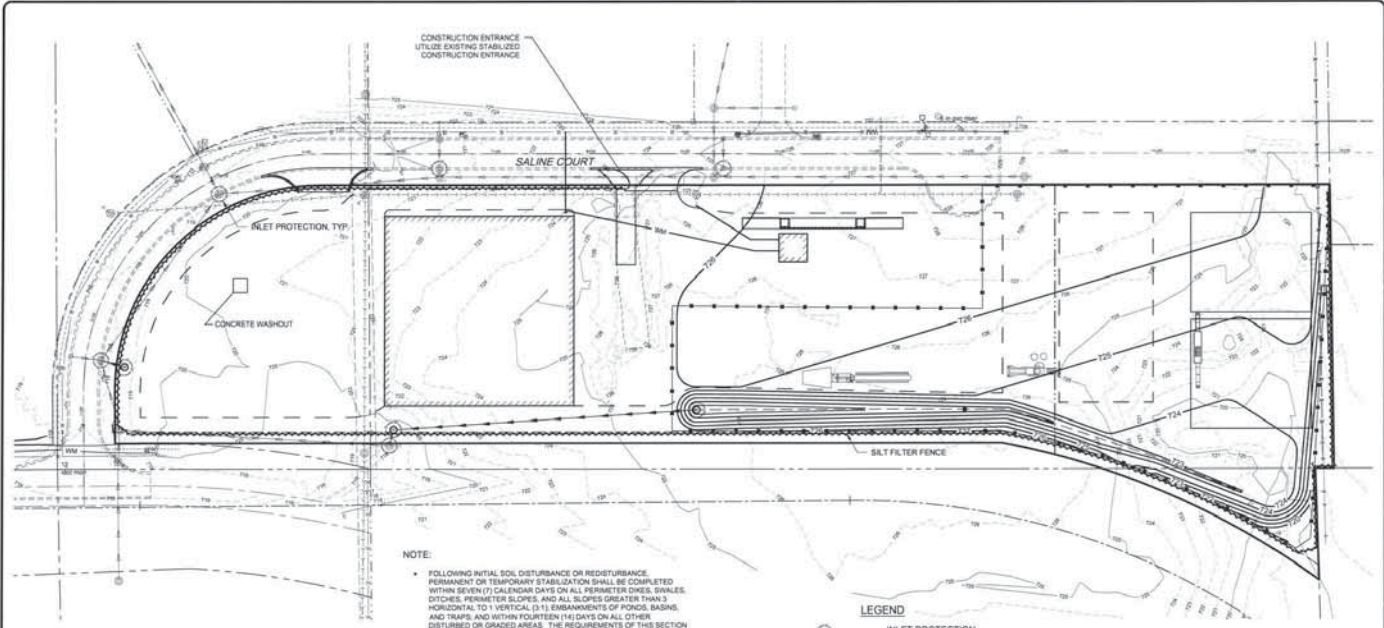
SOUTHWIND RAS and HENSON DISPOSAL and SOIL EROSION AND SEDIMENTATION CONTROL PLAN
CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY

NO.	DATE	DESCRIPTION
1	7/28/2014	ISSUED FOR REVIEW
2	8/1/2014	REVISIONS
3	8/1/2014	REVISIONS
4	8/1/2014	REVISIONS
5	8/1/2014	REVISIONS
6	8/1/2014	REVISIONS
7	8/1/2014	REVISIONS
8	8/1/2014	REVISIONS
9	8/1/2014	REVISIONS
10	8/1/2014	REVISIONS

GRADING AND SITE PLAN
(2 of 2)

C-3b
SHEET 4 OF 4

PROJECT NO. 100000000
SUBMITTED FOR CITY OF URBANA REVIEW JULY 28, 2014



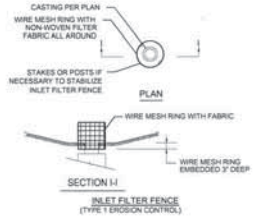
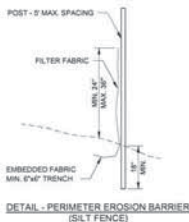
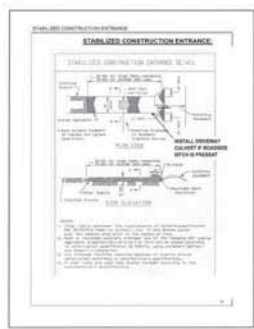
NOTE:

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER DICES, SWALES, DITCHES, PERIMETER SLOVES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). EMBANKMENTS OF PONDS, BASINS, AND TRAPS, AND WITHIN FOURTEEN (14) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.

LEGEND

- INLET PROTECTION
- SILT FILTER FENCE

SEE SHEET C-1 FOR GENERAL NOTES



SUBMITTED FOR
CITY OF URBANA REVIEW
JULY 28, 2014

Foth
FOTH Infrastructure & Environment, LLC
1015 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33315
Phone: 754.333.4100 Fax: 754.333.4101
www.fothinc.com

SOUTHWIND RAS
and
HENSON DISPOSAL
and
SOIL EROSION AND SEDIMENTATION
CONTROL PLAN

CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY

NO.	DATE	DESCRIPTION

DATE OF PREPARED: _____

BY: _____

DATE: _____

APPROVED: _____

REVISION: _____

CHECKED: _____

DATE OF PREPARED: _____

BY: _____

DATE: _____

APPROVED: _____

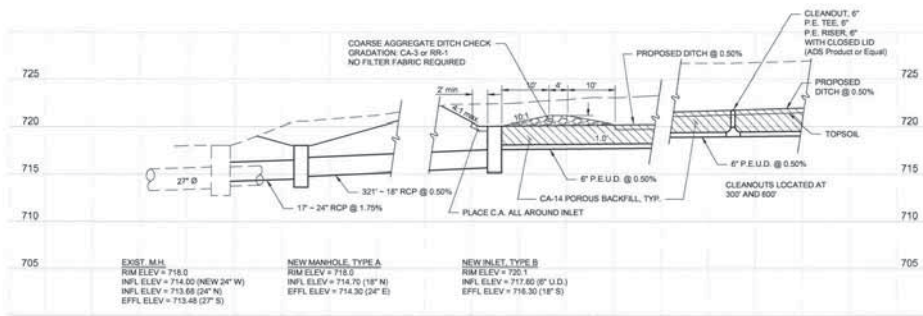
REVISION: _____

CHECKED: _____

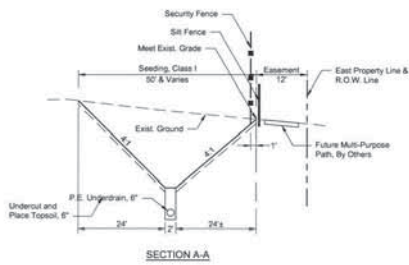
STORMWATER
POLLUTION
PREVENTION PLAN

HORIZONTAL SCALE
PROJECT NO. 10000000
C-4
SHEET 4 OF 4

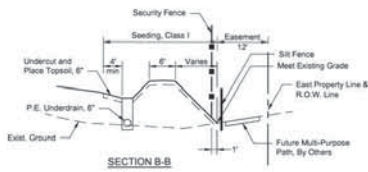
DRAWN BY: J. HARRIS



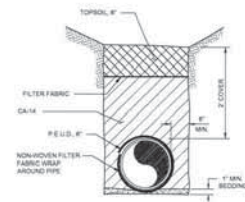
STORM SEWER PROFILE



SECTION A-A



SECTION B-B



PERFORATED PIPE UNDERDRAIN TRENCH DETAIL

PERFORATED CORRUGATED P.E. PIPE WITH A SMOOTH INTERIOR CONFORMING TO ARTICLE 104.10 OF THE STANDARD SPECIFICATIONS (SIZE N-12 OR EQUAL)

SUBMITTED FOR
CITY OF URBANA REVIEW
JULY 28, 2014



Foth
 Environmental & Environmental, LLC
 2015 S. Main St., Suite 100
 Urbana, IL 61552
 Phone: 217.252.1111 Fax: 217.252.1111
 Email: info@foth.com
 RELEASE OF DOCUMENTS
 THIS DOCUMENT IS THE PROPERTY OF FOTH ENVIRONMENTAL & ENVIRONMENTAL, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FOTH ENVIRONMENTAL & ENVIRONMENTAL, LLC.

REVISIONS	DATE	BY	CHKD

DATE OF PREPARATION	DATE
DRAWN	
CHECKED	
PROJECT #	
C-5	
SHEET #	

