

ORDINANCE NO. 2013-12-114

AN ORDINANCE APPROVING A SPECIAL USE PERMIT & CONDITIONAL USE PERMIT

(To Allow the Establishment of a Recycling Center in the IN-2, Heavy Industrial Zoning District at 910 and 1000 W. Saline Ct - Plan Case 2216-SU-13 / Southwind RAS, LLC.)

WHEREAS, Southwind RAS, LLC has submitted a petition in Plan Case No. 2216-SU-13 to request a Special Use Permit to allow an asphalt shingle recycling facility located on 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 December 5, 2013 concerning the petition filed by the petitioner in Plan Case No. 2013-SU-13; and

WHEREAS, on December 5, 2013, the Urbana Plan Commission voted 7 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 Conditional Use Permit; and

WHEREAS, the approval of the Special Use Permit and Conditional 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 approval of a Conditional Use Permit to allow multiple uses on the same lot may be granted as a part of this Special Use Permit, with the conditions set forth below, consistent with the requirements of Section VII-2 of the Urbana Zoning Ordinance, 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 and conditional 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 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, marked as 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 all required Illinois EPA permits be obtained prior to development of the Southwind RAS facility.

Section 2. A Conditional Use Permit for the establishment of multiple uses on a single lot, is hereby granted for the duration of the Special Use Permit granted herein, to allow the recycling center on the northern half of 910 West Saline Court.

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 #: 91-15-31-200-006

LOCATED AT: 910 and 1000 W. Saline Ct.


Section 3. 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).

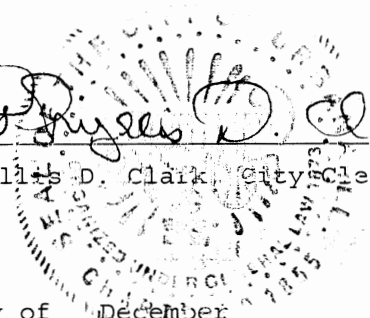
PASSED by the City Council this 16th day of December, 2013.

AYES: Ammons, Brown, Madigan, Marlin, Roberts, Smyth

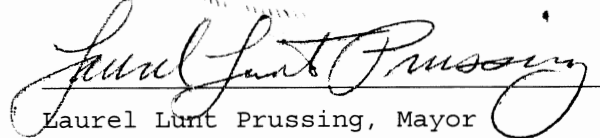
NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk



APPROVED by the Mayor this 18th day of December, 2013.


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 18th day of December, 2013, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2013-12-114, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT & CONDITIONAL USE PERMIT (To Allow the Establishment of a Recycling Center in the IN-2, Heavy Industrial Zoning District at 910 and 1000 W. Saline Ct - Plan Case 2216-SU-13 / Southwind RAS, LLC.)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2013-12-114 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 18th day of December, 2013, 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 18th day of December, 2013.



**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 18th day of December, 2013, the City Council of the City of Urbana passed and approved Ordinance No. 2013-12-114, entitled:

AN ORDINANCE APPROVING A SPECIAL USE PERMIT & CONDITIONAL USE PERMIT (To allow the Establishment of a Recycling Center in the IN-2, Heavy Industrial Zoning District at 910 and 1000 W. Saline Ct - Plan Case 2216-SU-13 / Southwind RAS, LLC)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2013-11-114 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 23th day of December, 2013, 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 23th day of December, 2013.



Phyllis D. Clark

Phyllis D. Clark, City Clerk