

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 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.

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 6<sup>th</sup> day of October, 2014.

AYES: Ammons, Brown, Jakobsson, Marlin, Smyth

NAYS:

ABSTAINS:

*Phyllis Clark*  
 \_\_\_\_\_  
 Phyllis Clark, City Clerk

*Laurel Lunt Prussing*  
 \_\_\_\_\_  
 Laurel Lunt Prussing, Mayor

APPROVED by the Mayor this 7<sup>th</sup> day of \_\_\_\_\_



I:\NO Jobs\10L0007\CADD\Road\Sheet\NDS-01yDr-Duncan\Location Map.dgn 04/28/2011

© Copyright Hanson Professional Services Inc. 2011

**LOCATION MAP**

OLYMPIAN DRIVE WEST EXTENSION  
CHAMPAIGN, ILLINOIS



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 6<sup>th</sup> day of October, 2014, the City Council of the City of Urbana passed and approved Ordinance No. 2014-10-091, 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. 2014-09-091 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 7th day of October, 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 7<sup>th</sup> day of October, 2014.



*Phyllis D. Clark*

Phyllis D. Clark, City Clerk