

# Recording Cover Sheet

AN ORDINANCE APPROVING A SPECIAL USE  
PERMIT (1001 SALINE COURT / EMULSICOAT-  
PLAN CASE 2363-SU-18) [ORDINANCE NO. 2019-01-  
010]

\*ORDINANCE

\*MAP

**2019R01185**

REC ON: 01/25/2019 12:44:07 PM

CHAMPAIGN COUNTY

**MARK SHELDEN**

REC FEE: 51.00

RHSPS Fee:

REV FEE:

PAGES 8

PLAT ACT: 0 PLAT PAGE:

Prepared for recording by:

Wendy M. Hundley, Deputy City Clerk

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400 S. Vine St., Urbana, IL 61801

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Return to:

Charles A. Smyth, City Clerk

City of Urbana

400 S. Vine Street

Urbana, IL 61801



City of Urbana  
400 South Vine Street  
Urbana, IL 61801

### CLERK'S CERTIFICATE

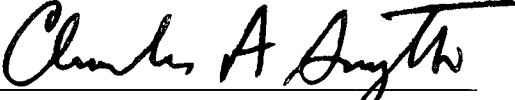
STATE OF ILLINOIS        )  
                                      )  
COUNTY OF CHAMPAIGN)        SS

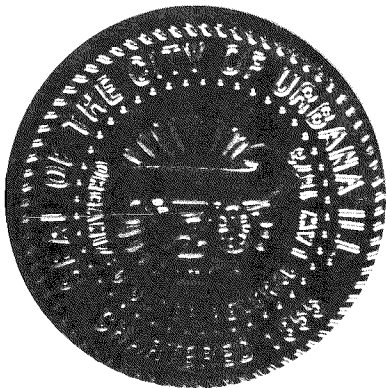
I, CHARLES A. SMYTH, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT (1001 SALINE COURT / EMULSICOAT- PLAN CASE 2363-SU-18) [ORD. 2019-01-010].**

approved by the City Council of the City of Urbana, Illinois, on the 22<sup>nd</sup> day of January, AD, 2019, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 25<sup>th</sup> day of January, AD, 2019.

  
\_\_\_\_\_  
Charles A. Smyth, City Clerk



**ORDINANCE NO. 2019-01-010**

**An Ordinance Approving a Special Use Permit**

**(1001 Saline Court / Emulsicoat– Plan Case 2363-SU-18)**

**WHEREAS**, the Urbana Zoning Ordinance requires a Special Use Permit for expanding on the use and intensity of the original Special Use Permit granted in 2005, Ordinance Number 2005-09-143; and

**WHEREAS**, the existing Special Use Permit and the Urbana Zoning Ordinance requires a new Special Use Permit to expand the existing facility; and

**WHEREAS**, Emulsicoat, Inc, has petitioned the City for approval of a Special Use Permit to allow the expansion of an asphalt and polymer blending, storage, and distribution facility in the IN-2, Heavy Industrial Zoning District; and

**WHEREAS**, the Urbana Zoning Ordinance requires a Special Use Permit for “All Other Industrial Uses”, including asphalt and polymer blending, storage, and distribution facilities in the IN-2, Heavy Industrial Zoning District; and

**WHEREAS**, the proposed use is conducive to the public convenience at this location and is located in an area that already contains heavy industrial uses; and

**WHEREAS**, 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; and

**WHEREAS**, the proposed use conforms to the regulations and standards of, and preserves the essential character of the IN-2, Heavy Industrial Zoning District in which it shall be located; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on January 10, 2019, and voted with six (6) ayes and zero (0) nays to forward Plan Case 2363-SU-18 to

the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions specified in Section 1 herein; and

**WHEREAS**, approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that Section of the Ordinance; and

**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 and polymer blending, storage, and distribution facility in the IN-2, Heavy Industrial Zoning District with the following conditions:

1. The development shall be constructed in general conformance with the attached “Ordinance Attachment A”.
2. A landscaped berm shall be installed on the eastern and northern sides of the expanded site.
3. The activities allowed by the Special Use Permit are limited to those described in the attached “Ordinance Attachment B”.
4. All required Illinois EPA permits must be obtained prior the development of the site.

Legal Description:

Tract 1:

Lot 101 of Squire Farms Subdivision No. 1 in the City of Urbana, Champaign County, Illinois, recorded as Document 2009R18497 in the Office of the Champaign County Recorder.

Tract 2:

Lot 204A of Emulsicoat – NLAIP – Lot 204A Subdivision in the City of Urbana,  
Champaign County, Illinois, recorded as Document 2006R13247 in the Office of the  
Champaign County Recorder.

PIN: 91-15-31-280-007, 91-15-31-280-006, 91-15-31-280-001, Address: 1001 Saline Court

**Section 2.** The City Clerk is directed to publish this Ordinance in pamphlet form by  
authority of the corporate authorities, and this Ordinance shall be in full force and effect from and  
after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.  
Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this  
Ordinance with the Champaign County Office of Recorder of Deeds.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a  
majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this 22<sup>nd</sup> day of January, 2019.

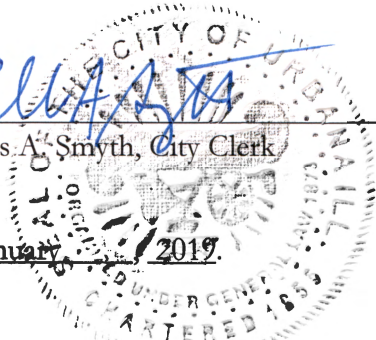

AYES: Brown, Hazen, Hursey, Jakobsson, Miller, Wu

NAYS:

ABSTENTIONS:

  
\_\_\_\_\_  
Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this 23<sup>rd</sup> day of January, 2019.

  
  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 22<sup>nd</sup> day of January 2019, the City Council of the City of Urbana passed and approved Ordinance No. 2019-01-010, entitled “An Ordinance Approving a Special Use Permit (1001 Saline Court / Emulsicoat Facility Expansion – Plan Case 2363-SU-18)” which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2019-01-010 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 24<sup>th</sup> day of January 2019, 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 23<sup>rd</sup> day of January 2019.

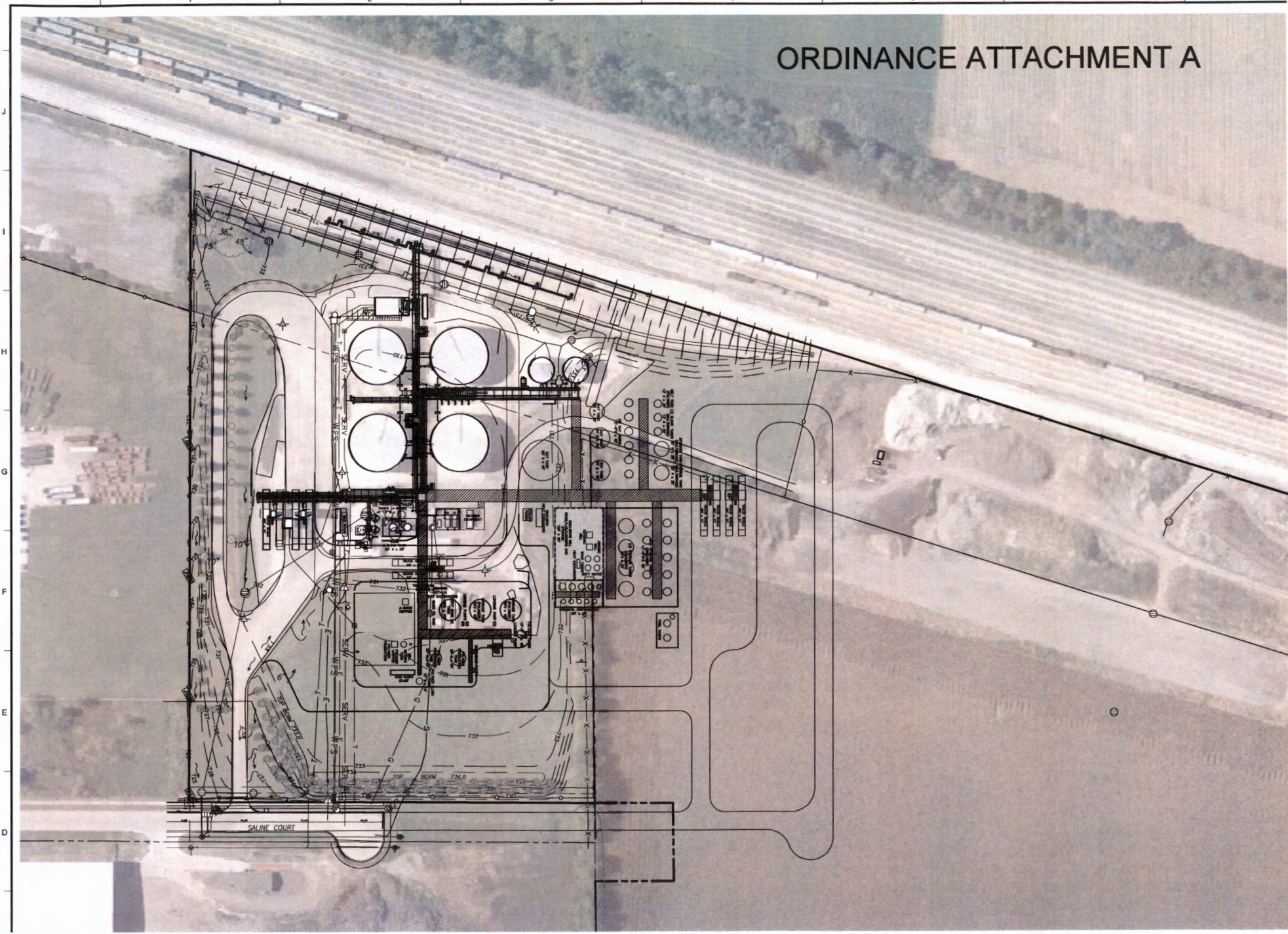
## **ORDINANCE ATTACHMENT B**

### **Special Use Activities**

The activities that will take place on site will include processing for all raw material and asphalt products include the following:

1. Milling of raw materials and asphalt into an emulsion product.
2. Heating, transferring, & storage of asphalt products and raw materials.
3. Steam boiler, hot oil heating systems, & heat exchangers.
4. Batch manufacturing of asphalt and raw materials through heating and mixing.
5. In line blending system of asphalt and polymer modified asphalt.
6. Truck scales and loading racks
7. Conveyors and solids handling equipment.

# ORDINANCE ATTACHMENT A







## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 22<sup>nd</sup> day of January 2019 the City Council of the City of Urbana passed and approved Ordinance No. 2019-01-010, entitled:

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT (1001 SALINE COURT / EMULSICOAT- PLAN CASE 2363-SU-18)**

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

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Dated at Urbana, Illinois, this 23th day of January, 2019.



  
\_\_\_\_\_  
Charles A. Smyth, City Clerk