



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Senior Planner

DATE: January 16, 2003

SUBJECT: Case No. 1846-SU-02, Request for a Special Use Permit by the Urbana & Champaign Sanitary District for an expansion of the existing wastewater treatment facility at 1100 E. University Avenue in the CRE, Conservation-Education-Recreation Zoning District.

Introduction and Background

The Urbana & Champaign Sanitary District (UCSD) is requesting a Special Use Permit for an expansion of the existing wastewater treatment facility. A *Sewage Treatment Plant or Lagoon* is a Special Use in the CRE, Conservation-Education-Recreation Zoning District. Therefore, significant expansion of the existing wastewater treatment facility requires Special Use approval by the Urbana City Council following a public hearing with the Urbana Plan Commission. The proposed expansion follows a long-range facilities planning effort by the District, which was endorsed by the Urbana City Council on September 4, 2001 upon recommendations by the Urbana Plan Commission and the Urbana Comprehensive Plan Steering Committee. Some of the modifications proposed in the Special Use request were discussed in this review process.

The subject property is approximately 54 acres in area, which includes Ambucs (formerly Woodland) Park (31 acres). It is located north of University Avenue/U.S. 150 bounded by the Urbana Armory to the west, Chief Shemauger Park and residential/industrial properties to the north, the Landscape Recycling Center to the east, and single and two-family houses to the southwest. The Comprehensive Plan designation for the site is Institutional for the sanitary facility and Recreation-Public for Ambucs Park.

The subject properties, as well as several of the surrounding properties, are zoned CRE, Conservation-Recreation-Education. The residential properties to the south of the subject property are zoned R-3, Single and Two-Family Residential. The residential properties to the north are zoned R-3, Two Family Residence in Champaign County. The auto salvage properties to the northeast are also located outside the city limits and are zoned I-2, Light Industrial.

Proposed Expansion

The proposed expansion would consist of six components that are briefly described below. Please refer to the Proposed Site Plan for more information regarding the locations of the proposed additions or modifications.

Storage Pad Roof Cover

The biosolids storage pad is located in the northwest portion of the wastewater treatment facility to the north of Hickory Street extended. In their long-range facilities planning effort, the Sanitary District expressed the desire to cover the storage pads at their wastewater treatment facilities. The western half of the existing storage pad is now proposed to be covered with a roof. Supporting columns will be used to hold up the proposed roof cover; no sidewalls will be constructed.

Generator Building

A new metal building is proposed to house three engine-generators. These devices will generate electricity by using the biogas produced through the existing anaerobic sludge treatment process. This is a replacement and continuation of existing processes.

Masonry Building Addition

An addition of approximately 900 square feet (30 feet by 30 feet) is proposed for the existing masonry building. The building addition would house new equipment associated with improvements being made to the District's existing anaerobic digesters.

Septage and Sludge Receiving Facility

A new below grade, totally enclosed septage and sludge receiving station will be constructed to replace the existing open air unloading location. The new facility will be totally enclosed, with odor control equipment installed on the structure ventilation system.

Gas flare

The existing gas flare located in the middle of the facility is proposed to be relocated and replaced with a flare of higher capacity in the area between the sludge dewatering building and the proposed septage and sludge receiving facility, in the southwest portion of the treatment facility.

Roadway Addition

A roadway loop is proposed to be added in the southwest portion of the facility to better accommodate trucks accessing the sludge storage pad, the sludge dewatering building, and the proposed septage and sludge receiving facility. The proposed roadway addition would connect the existing network of access drives within the facility. A portion of the roadway addition would be located outside the boundary of the Special Use Permit request.

Development Regulations

The proposed additions would meet all applicable zoning regulations. Since the wastewater treatment facility is located on a zoning lot, the development regulations apply to the entire site, and internal setback requirements do not apply. The proposed roof cover would easily exceed the required rear yard setback of 25 feet in the CRE, Conservation-Recreation-Education District, and the proposed septage and sludge receiving

facility and roadway addition have respective setbacks that exceed the required 25 foot front yard setback. All other proposed additions are internal to the boundary of the existing facility.

The proposed development is consistent with the amendment to the Woodland (Ambucs) Park Plan adopted through an agreement by the Urbana City Council on November 5, 2001. This agreement allowed the Sanitary District to use certain parcels for sanitary treatment facilities or for storing or holding waste materials, subject to Special Use procedures, while still maintaining at least 600 feet between the storage pad and the nearest residence.

On January 9, 2002 a public hearing was held in regard to this plan case. At the public hearing, the petitioner described the proposed improvements outlined in the master site plan. Some Commissioners inquired as to whether the Sanitary District intends to expand towards the residential neighborhood to the south and west. Dennis Schmidt, Director of the UCSD, indicated that the District intends to keep the portion adjacent the residential properties as an open space buffer, and that further expansions would be to the west. Some Plan Commissioners expressed concern regarding the location of the proposed driveway expansion to the west of the existing drive, and whether the proposed area for expansion of the driveway is within the submitted legal description for the Special Use Permit. Staff has confirmed that the proposed driveway would fall outside the boundaries designated in the legal description of the properties. However, staff has determined that the proposed driveway is an immaterial development on the adjacent property and would not require inclusion in a Special Use Permit. Any other substantial sanitary treatment facility use would require an additional Special Use Permit.

At the close of the public hearing the Plan Commission voted 8-0 in favor of recommending that the City Council approve the Special Use Permit with the condition that staff check and verify that "Tract 006" is modified to be included before it goes to City Council and that the proposed improvements generally conform to the Site Plan, shown as Exhibit G in the January 2, 2003 staff memorandum.

For more information, please refer to the January 2, 2003 staff memorandum to the Plan Commission and to the draft minutes of the January 9, 2003 Plan Commission meeting.

Discussion

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate specific criteria. On January 9, 2003 the Urbana Plan Commission considered the following:

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

The proposed improvements are designed to increase the efficiency and functionality of the existing wastewater treatment facility. The improvements are proposed based upon recommendations developed in the District's Long Range Facilities Planning Report.

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 addition should not pose a detriment to the district in which it is proposed to be located. In fact, the proposed improvements are designed to reduce existing noise levels and eliminate odor potential. All above grade improvements are confined to the area already occupied by the existing facility and should not create a nuisance to surrounding properties.

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.*

A Sewage Treatment Plant or Lagoon is permitted as a Special Use in the CRE District. The proposed facility is designed to meet applicable regulations and standards, including setbacks, open space ratio, floor area ratio, and maximum height. The proposed improvements are additions to or relocations of existing process and operations in use at the treatment facility. The subject properties are identified as Institutional in the Urbana Comprehensive Plan, and have been identified in relation to the surrounding neighborhood in the Woodland (Ambucs) Park Plan.

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special use permit, and whether the proposed use 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, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use 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 the following:

1. Regulate the location, extent, and intensity of such use;
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 effect the purposes of this Ordinance.

Summary of Findings

On January 9, 2003 public hearing the Urbana Plan Commission considered the following:

1. The proposed addition to the wastewater treatment facility would increase the efficiency and functionality of the existing wastewater treatment facility.
2. The proposed addition should not pose a detriment to the district in which it is proposed to be located. The proposed improvements are designed to reduce existing noise levels and eliminate odor potential.
3. The proposed addition conforms to the applicable regulations and standards of, and preserves the essential character of, the CRE district in which it shall be located.
4. The proposed addition is consistent with the Comprehensive Plan designation of Institutional and the zoning designation of CRE, Conservation-Recreation-Education District, for the subject site.
5. The proposed addition is compatible with the existing land use pattern of the general area.
6. The proposed addition meets all setback and other requirements established by the Zoning Ordinance.
7. The proposed driveway expansion shown on Exhibit “1” of the proposed ordinance is an immaterial expansion and would not require Special Use Permit approval. Any other significant sanitary treatment facility use would require an additional Special Use Permit.

Options

The City Council has the following options with respect to this request:

1. Approve the request for a special use permit without any additional conditions or waivers.
2. Approve the request for a special use permit with any waivers or 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 request for a special use permit.

Recommendation

For the reasons articulated above, the Plan Commission recommend that the City Council **APPROVE** the requested special use permit in Plan Case No. 1846-SU-02 with the **CONDITION** that staff check and verify that “Lot 006” is modified to be included before it goes to City Council and that the proposed improvements generally conform to the Site Plan, shown as Exhibit G in the January 2, 2003 staff memorandum (Exhibit “1” of this Ordinance).

Staff has subsequently determined that while the proposed driveway would be located outside the area described in the application for Special Use Permit, the use of the property as a driveway is immaterial and would not require a Special Use Permit. Therefore, staff recommends that City Council **APPROVE** the requested special use permit in Plan Case No. 1846-SU-02 with the **CONDITION** that the proposed improvements generally conform to the Site Plan, shown as Exhibit “1” of the proposed Ordinance.

Prepared by:

Tim Ross, AICP, Senior Planner

Attachments: Proposed Ordinance approving a Special Use Permit
 Proposed Site Plan
 Map of requested special use permit boundary submitted on application for Special
 Use Permit
 Draft Minutes from the January 9, 2003 Plan Commission meeting

c: Dennis Schmidt, UCSD

ORDINANCE NO. 2003-01-005

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(to allow for the expansion of the Urbana & Champaign Sanitary District's wastewater treatment facility at 1100 E. University Avenue in the CRE, Conservation-Education-Recreation Zoning District - Plan Case No. 1846-SU-02)

WHEREAS, the subject property is zoned CRE, Conservation-Recreation-Education, and a sewage treatment plant or lagoon is allowed only as a Special Use in the CRE zone.

WHEREAS, the Urbana and Champaign Sanitary District has petitioned the Urbana Plan Commission in Case No. 1846-SU-02 to consider a request for a special use permit to allow for the expansion of the wastewater treatment facility at 1100 E. University Avenue; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on January 9, 2003 concerning the petition filed by the petitioner in Plan Case No. 1846-SU-02; and

WHEREAS, on January 9, 2003, the Urbana Plan Commission voted 8 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, subject to the conditions that staff check and verify that "Tract 006" is modified to be included before it goes to City Council and that the proposed improvements generally conform to the Site Plan, shown as Exhibit G in the January 2, 2003 staff memorandum (Exhibit "1" of this Ordinance); 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, and with the general intent of that 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.

WHEREAS, the Special Use Permit is consistent with the long-range treatment facilities plan presented to the Urbana City Council and approved on September 4, 2001 as City Ordinance number 2001-09-026R.

WHEREAS, portions of the proposed driveway expansion would be located outside the boundaries of the Special Use Permit request, but the proposed use of the property as a driveway is immaterial and would not require a Special Use Permit. Any other sanitary treatment facility use would require an additional Special Use Permit.

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 for the expansion of the Urbana & Champaign Sanitary District's wastewater treatment facility at 1100 E. University Avenue in the CRE, Conservation-Education-Recreation Zoning District - Plan Case No. 1846-SU-02 with the condition that the proposed improvements generally conform to the Site Plan, attached as Exhibit A of this Ordinance.

LEGAL DESCRIPTION:

Parcel #1

Lot "A" of a Subdivision of all of that portion of the E ½ of SW ¼ of Sec. 9, Twp. 19 N. R. 9 East of the 3rd P. M. which lies North of the right of way of the C.C.C. & St. Louis Railway Company. Said Lot "A" containing 13.68 acres of land as shown by plat of same recorded in Plat Record A, page 305, except highway right-of-way conveyed in Book 229, Page 538, in the Recorder's Office of Champaign County, Illinois, described as follows to-wit:

(From the Southwest corner of Lot 1 Block 1 of E. Barr's Subdivision of Lots 4 and 5 of a subdivision of W ½ SW ¼ Sec.9, Twp. 19 N. R. 9 East of the 3rd P. M. Champaign County, Illinois, measure South 30 feet thence South 89

degrees 46 minutes East 1055.7 feet thence South 71 degrees 26 minutes East 278.2 feet to place of beginning A.

From the place of beginning A measure North 42.2 feet to point B thence South 71 degrees 26 minutes East 17.4 feet to point C thence South 84.4 feet to point D thence North 71 degrees 26 minutes West 17.4 feet to point E thence North 42.2 feet to place of beginning A.

The above described tract of land is a part of Lot A of a Subdivision of the E ½ SW ¼ Sec. 9, Twp. 19 N. R. 9 East of the 3rd P. M. Champaign County, Illinois, and containing 0.03 acres more or less.)

Parcel #2

Lot B of a Subdivision of the E ½ SW ¼ Sec. 9, Twp. 19 N. R. 9 East of the 3rd P. M. Champaign County, Illinois, except highway right-of-way conveyed in Book 229, Page 350, in the Recorder's Office Champaign County, Illinois, described as follows, to-wit:

(From the Southeast corner of Sec. 9, Twp. 19 N. R. 9 East of the 3rd P. M. Champaign County, Illinois, measure North 655.1 feet thence North 67 degrees 09 minutes West 658.7 feet thence North 86 degrees 46 minutes West 203 feet thence North 17 feet to place of beginning A.

From the place of beginning A measure North 86 degrees 46 minutes West 1320.0 feet to the point B thence North 121.4 feet to the point C thence South 71 degrees 26 minutes East 124.2 feet to point D thence around a curve to the left having a radius of 1389.5 feet and tangent at D to the last described Course C-D for 492.2 feet to point E thence South 86 degrees 46 minutes East 721.4 feet to the point "F" thence South 23 feet to place of beginning.

The above described tract is a part of the S ½ Lot B of a Subdivision of the E ½ SW ¼ Sec. 9, Twp. 19 N. R. 9 East of the 3rd P. M. Champaign County, Illinois, and containing 0.91 acres more or less.)

Parcel #3

The North Nine and Forty-one Hundredths Acres (9.41) of Lot Five (5), (except the South Five Hundred Twenty-two (522) feet of the East Fifteen (15) Feet of the North Nine and Forty-one Hundredths (9.41) acres of Lot Five (5)), of a Subdivision of the West Half (W ½) of the Southwest Quarter (SW ¼) of Section Nine (9), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, being a Subdivision of the Estate of William T. Webber, deceased, as shown by Old Letter Book "A", page 244 of the Records of Champaign County, Illinois, situated in the City of Urbana, in Champaign County, Illinois.

Parcel #4

All that part of Lot Six (6) of a sub-division of the West Half (W ½) of the Southwest Quarter (SW ¼) of Section Nine (9), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian (except the West 140.5 feet more or less thereof) lying North of a line 420 feet North of and parallel to the North line of the alley in Cowley's Second Addition to the City of Urbana,

Parcel #5

The West 3 acres of the North 932 feet excepting the South 620 feet thereof of Lot 6 of a Subdivision of the West Half of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian as made by the commissioners appointed to divide the estate of William T. Webber, deceased, being the West 3 acres of that part of Lot 6 lying North of Cowley's Second Addition to Urbana, all situated in the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian,

Parcel #6

West 30 feet of the South 151 feet of the North 478 feet of Lot 6 of a Subdivision of the West Half (W ½) of the Southwest Quarter (SW ¼) of Section 9, Township 19 North, Range 9 East of the 3rd Principal Meridian, being a

subdivision of the Estate of William T. Webber, Deceased, as shown in Old Letter Book A, page 244, in the Recorder's Office of Champaign County, Illinois; and also the North 53 feet of the South 522 feet of the East 15 feet of the North 9.41 Acres of Lot 5 of a Subdivision of the West Half of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the 3rd Principal Meridian, being a subdivision of the Estate of William T. Webber, Deceased, as shown in Old Letter Book A, page 244, of the Record of Champaign County, Illinois.

All situated in Champaign County, Illinois.

It is recited that Ernest G. Brown is one and the same person as Ernest Brown, the grantee, in Documents No. 764737 and 764738 recorded in the Office of the Recorder of Deeds, Champaign County, Illinois.

Parcel #7

Beginning at a point 454 feet North of the Southwest Corner of the West 3 acres of the North 932 feet of Lot 6 of a Subdivision of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9, Township 19 N, R 9 East of the 3rd P. M., as made by the Commissioners in the Estate of William T. Webber, thence East 140 feet, thence North 166 feet, thence West 140 feet, thence South 166 feet to the place of beginning except the following described three tracts:

Beginning at a point in the West line of the West 3 acres of the North 932 feet of Lot 6 of a Subdivision of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9, Township 19 N, R 9 East of the 3rd P. M. as made by the Commissioners in the Estate of William T. Webber 469 feet North of the Southwest corner of said tract, thence North 50 feet, thence East 30 feet, thence South 50 feet, thence 30 feet to the point of beginning, situated in Champaign County, Illinois.

Beginning 463 feet South of the Northwest corner of Lot 6 of a subdivision of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9, Township 19 N, R 9 East of the 3rd P. M., as made by the Commissioners in the Estate of William T.

Webber; thence 60 feet east to the true point of beginning thence North 50 feet, thence East 20 feet to the West line of property sold to Clarence Tatman, Jr., thence South along the West line of said property 50 feet, thence West 20 feet to the to the true point of Beginning.

Also a right of way across the South 15 feet of the North 478 feet of the West 80 ½ feet of said Lot 6 for ingress and egress to said premises, situated in Champaign County, Illinois, except the South 151 feet of the East 60 feet, situated in Champaign County, Illinois.

Parcel #8

A part of Lot 6 of Wm. T. Webber Est. Sub. being in the Southwest Quarter (SW ¼) of Section Nine (9), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, in the City of Urbana, Champaign County, Illinois, more particularly described as follows:

Commencing at the Northeast Corner, Northwest Quarter (NW ¼), Southwest Quarter (SW ¼), Section Nine (9), Township Nineteen (19) North, Range Nine (9) East, also being the Northeast Corner of Said Lot Six (6); thence running Southerly along the East Line of Lot Six (6) of said Wm. T. Webber Est. Sub., a distance of 503.77 feet to the True Point of Beginning; thence continuing Southerly along the East Line of Said Lot Six (6), a distance of 100.00 feet thence Westerly along a Line parallel with and 320.00 feet North of the South Line of Said Lot Six (6) to a point on the West Line of Said Lot Six (6); thence Northerly along the West Line of Said Lot Six (6), a distance of 100.00 feet, thence Easterly along a Line being the North Line of a tract of land deeded to Theodore J. Burgin, Jr., Said Line being parallel to and 420.00 feet North of the South Line of Said Lot Six (6), a distance of 300.49 feet to the True Point of Beginning. Containing 0.69 acres, more or less.

PERMANENT PARCEL #s: 91-21-09-301-002, 91-21-09-306-001, 91-21-09-306-002,
91-21-09-306-003, 91-21-09-306-004, 91-21-09-306-005, 91-21-09-326-001, 91-
21-09-326-002

LOCATED AT: 1100 East University Avenue, Urbana, Illinois.

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 _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

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

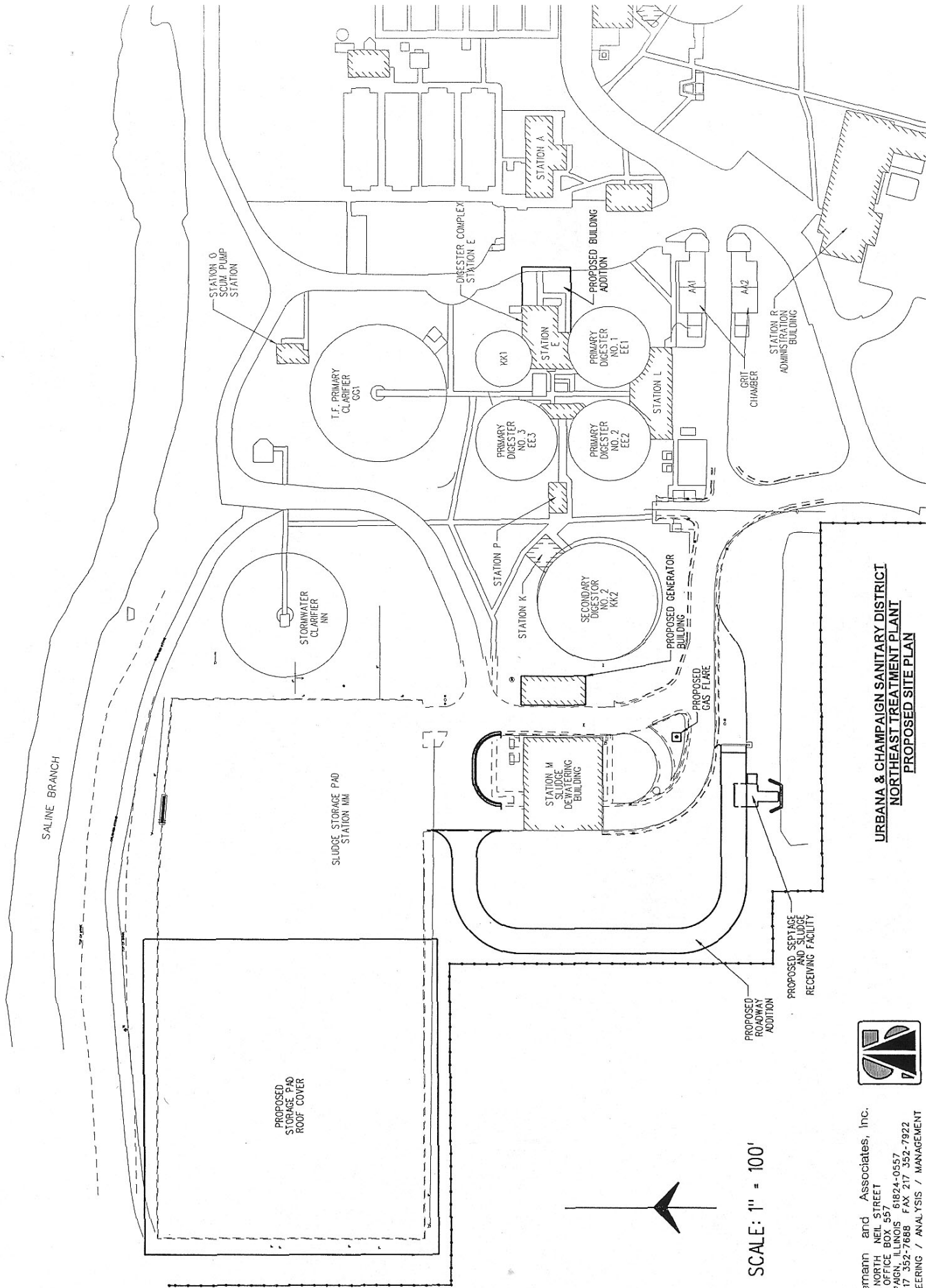
Tod Satterthwaite, Mayor

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 _____, 2003, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (to allow for the expansion of the Urbana & Champaign Sanitary District's wastewater treatment facility at 1100 E. University Avenue in the CRE, Conservation-Education-Recreation Zoning District - Plan Case No. 1846-SU-02)" 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 _____, 2003, 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 _____, 2003.



**URBANA & CHAMPAIGN SANITARY DISTRICT
NORTHEAST TREATMENT PLANT
PROPOSED SITE PLAN**



Sodemann and Associates, Inc.
 340 NORTH NEIL STREET
 POST OFFICE BOX 557
 CHAMPAIGN, ILLINOIS 61824-0557
 TEL 217 352-7688 FAX 217 352-7922
 ENGINEERING / ANALYSIS / MANAGEMENT

SCALE: 1" = 100'

