



STATE OF ILLINOIS

CITY OF URBANA

SPECIAL MEETING
URBANA CITY COUNCIL MEETING
September 26, 2005

The City Council of the City of Urbana, Illinois met in special session at 7:00 p.m., Monday, September 26, 2005 in the Urbana City Council Chambers at 400 South Vine Street.

There being a quorum, Mayor Prussing called the meeting to order at 7:00 p.m.

Present at the meeting were Members of the Council: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, and Stevenson – 7; absent: none.

Also present were staff members: Police Chief Eddie Adair, Public Works Director Bill Gray, Community Development Director Libby Tyler, and Chief Administrative Officer Bruce Walden.

PETITIONS AND COMMUNICATIONS

Harold Scharau, 3610 N. Lincoln and Mary Atkinson, 3609 N. Lincoln, addressed the Council with their concerns regarding the lighting, landscaping and possible removal of trees at the Emulsicoat site.

Community Development Director Libby Tyler presented staff report on **An Ordinance Approving and Authorizing the Execution of an Annexation Agreement (A tract of land contiguous to the northwest corner of the City limits adjacent to the Canadian National Railway/Plan Case 2005-A-05a, Emulsicoat, Inc.); An Ordinance Annexing Certain Territory to the City of Urbana (A tract of land contiguous to the northwest corner of the City limits adjacent to the Canadian National Railway/Plan Case #2005-A-05b, Emulsicoat, Inc.); An Ordinance Approving a Final Subdivision Plat (Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A – Plan Case No. 1952-S-05); and**

An Ordinance Approving a Special Use Permit (To allow an Asphalt Blending, Storage, and Distribution Plant Located at 1001 West Saline Court in the IN, Industrial Zoning District/Plan Case No. 1952-SU-05, Emulsicoat, Inc.)

Emulsicoat, Inc. has petitioned the City to annex a 13.843 acre tract of land they acquired from the adjacent railroad located at the extreme northwest corner of the city limits. The current Champaign County zoning designation for this property is AG-2, Agriculture. The Urbana Zoning Ordinance calls for direct conversion of property Zoned County AG2 to City AG upon annexation. The petitioners have requested a change to City IN, Industrial upon annexation. The Annexation Agreement includes a provision for a special use permit to allow the Emulsicoat operations on the southern portion of the site.

Plan Case No. 1952-S-05 is a request by Apcon Corporation and Chicago Title Land Trust as Trustee of Trust No. 131-1223 and Trust No. 131-0980 for approval of a Final Plat of a Major Subdivision called North Lincoln Avenue Industrial Park Subdivision #2A located at the end of Saline Court, Urbana, Illinois.

Plan Case No. 1952-SU-05 is a request for a Special Use Permit to allow an asphalt blending, storage and distribution plant on a 10.94 acre site to be platted north and west of the end of Saline Court located in Urbana's IN Industrial Zoning District.

Scott Yates, a representative from Emulsicoat, and Jim Green, attorney for Emulsicoat, answered questions from Council Members regarding these issues.

Following debate, Alderman Smyth moved in omnibus fashion to approve **An Ordinance Approving and Authorizing the Execution of an Annexation Agreement (A tract of land contiguous to the northwest corner of the City limits adjacent to the Canadian National Railway/Plan Case 2005-A-05a, Emulsicoat, Inc.); An Ordinance Annexing Certain Territory to the City of Urbana (a tract of**

land contiguous to the northwest corner of the City limits adjacent to the Canadian National Railway/Plan Case #2005-A-05b, Emulsicoat, Inc.); and Ordinance Approving a Final Subdivision Plat (Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A – Plan Case No. 1952-S-05).

The motion was seconded by Alderwoman Barnes and carried 8-0 by roll call vote. Voting aye were Members of the Council: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson, and Mayor Prussing – 8; voting nay: none.

Alderman Smyth moved to approve An Ordinance Approving a Special Use Permit (To allow an Asphalt Blending, Storage, and Distribution Plant Located at 1001 West Saline Court in the IN, Industrial Zoning District/Plan Case No. 1952-SU-05, Emulsicoat, Inc.). The motion was seconded by Alderwoman Barnes.

Alderman Smyth moved to amend the motion by adding: 8. "The owner agrees to the use of directional lighting design so that site lighting does not extend beyond the property described herein, particularly with respect to residential directions, and that additional screening such as large trees and other plantings be used to minimize light pollution beyond the property" to the conditions recommended by staff. The motion was seconded by Alderwoman Barnes and carried by a voice vote.

Alderwoman Chynoweth moved to amend the motion further by adding 9. "The owner agrees to submit a landscape plan to the zoning administrator for review by the zoning administrator and the city arborist." The motion was seconded by Alderman Roberts and carried by a voice vote.

Alderman Bowersox moved a third amendment to the motion by adding 10. "The activity allowed by the Special Use Permit on the site employ a similar or better level of odor control as at 705 East University Avenue in Urbana." The motion was seconded by Alderman Lewis and carried by a voice.

The motion to approve An Ordinance Approving a Special Use Permit (To allow an Asphalt Blending, Storage, and Distribution Plant Located at 1001 West Saline Court in the IN,

Industrial Zoning District/Plan Case No. 1952-SU-05, Emulsicoat, Inc.), as amended, carried 7-0 by roll call vote. Voting aye were Members of the Council: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, and Stevenson – 7; voting nay: none.

Mayor Prussing presented Robert Myers has her recommendation for Appointment of Planning Division Manager. Mr. Myers has worked as a planner for 12 years and is currently City Planner for St. Joseph, Missouri. He has a Bachelor's degree in Anthropology from the University of Arkansas and a Master's in City and Regional Planning from the University of Memphis. His appointment would be effective on or before October 24, 2005.

Alderman Smyth moved to approve the appointment of Robert Myers as Planning Division Manager. The motion was seconded by Alderwoman Barnes and carried by a voice vote.

ADJOURNMENT

There being no further business to come before the Council, Mayor Prussing declared the meeting adjourned at 7:40 p.m.

Laurel Lunt Prussing
Mayor

Phyllis D. Clark, City Clerk

**This meeting was taped.

**This meeting was broadcast on cable television.

Minutes approved: October 3, 2005