



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth Tyler, FAICP, Director

**DATE:** January 29, 2009

**SUBJECT:** Plan Case No. 2093-SU-08: A request by Mervis Industries for a Special Use Permit to establish a Recycling Center at 3008 North Cunningham Avenue in the IN, Industrial Zoning District.

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**Introduction and Background**

Mervis Industries is requesting a Special Use Permit to establish a regional public drop-off/buy-back recycling center for certain recyclable commodities at 3008 North Cunningham Avenue. This facility would serve Urbana and the surrounding area. The property consists of approximately 10 acres located on the east side of Cunningham Avenue, 670 feet northeast of Airport Road. The property is currently vacant. According to Table V-1 of the Urbana Zoning Ordinance, Recycling Centers are allowed only with a special use permit in the IN, Industrial District.

The site previously served as a drive-in movie theater, and has been vacant since the early 1990's. The previous owner entered into an annexation agreement with the City that prohibits certain uses from being established on the site due to its proximity to Frasca Field. The proposed use is not prohibited by the annexation agreement.

At their January 22, 2009 meeting, the Urbana Plan Commission held a public hearing regarding the proposed special use permit. The applicant gave a detailed presentation about the proposed recycling center and answered the Commission's questions. The Plan Commission voted eight ayes to zero nays to forward the case to City Council with a recommendation for approval of the special use permit, subject to the conditions presented, with a minor clarification to the third condition that the landscape plan is for illustrative purposes only.

**Adjacent Land Uses and Zoning Designations**

The property fronts on Cunningham Avenue (Route 45) at the northern edge of the City. This corridor is occupied by a mix of commercial, industrial, agricultural, and airport uses. Immediately north of the property is an adult entertainment use, zoned County B-4, General Business District. To the south is a self-storage facility zoned County B-3, Highway Business District. To the west, across

Cunningham Avenue is Frasca Airfield, a private airstrip, and a farm field. To the east is vacant land and a farm field. The nearest residential parcel is roughly 33 feet southeast of the subject parcel, but the actual residence is over 500 feet away from the property line.

The following summarizes zoning and land uses for the subject site and surrounding property:

| <b>Location</b> | <b>Zoning</b>                  | <b>Existing Land Use</b> | <b>Comprehensive Plan Future Land Use</b> |
|-----------------|--------------------------------|--------------------------|---|
| Site            | IN, Industrial (City)          | Vacant                   | Regional Business                         |
| North           | B-4, General Business (County) | Adult Entertainment Use  | Regional Business                         |
| South           | B-3, Highway Business (County) | Self-Storage Facility    | Regional Business                         |
| East            | B-4, General Business (County) | Vacant                   | Regional Business                         |
|                 | IN, Industrial (City)          | Cropping                 |   |
| West            | IN, Industrial (City)          | Cropping                 | Regional Business                         |
|                 |                                | Airport                  |   |

**Comprehensive Plan**

The 2005 City of Urbana Comprehensive Plan designates the future land use for the subject property and surrounding property as “Regional Business”. The plan defines Regional Business as:

*“Regional Business centers are intended to serve regional as well as local demand. Typically located in a high-visibility area that offers convenient access and parking. The intensity of development may range from large-scale “big box” uses to smaller-scale buildings supporting outlot business opportunities. Although Regional Business areas are typically oriented primarily to automobile traffic, their design should include adequate facilities for pedestrians, bicyclists and public transit.”*

The requested Special Use Permit will allow for the development of a regional recycling collection center. The location was chosen in part for its accessibility. Located along a major highway, and proximate to the interstate, the proposed recycling center will serve the entire Champaign County region. The proposed use is therefore compatible with the Comprehensive Plan designation for the site.

**Discussion**

Recycling Centers are a new use in Table V-1 of the Zoning Ordinance, pursuant to Ordinance 2008-12-147, and are allowed only with a Special Use Permit in the Industrial District. Previously this use would have been considered under “All Other Industrial Uses”, which also requires a Special Use Permit. The petitioner is proposing to establish a public drop-off/buy-back center for certain recyclable commodities. Businesses and residents will be able to drop off recyclable materials such as appliances, automobiles and farm equipment, electronics, lead acid batteries, newspapers, corrugated cardboard, plastic milk jugs, plastic water bottles, and metal scrap. Customers will be paid for these materials, which will then be sorted, consolidated and shipped off-site to be processed. Mervis Industries currently owns and operates other recycling collection and processing facilities in the Illinois-Indiana region, as well as in Mexico. The proposed operating hours will be 7:30 AM to 4:30 PM on weekdays and 7:30 AM to 12:00 PM on Saturday. The site will generate roughly 108 vehicle trips per day.

The proposed facility is not anticipated to impact the City’s U-CYCLE programs and would serve to augment recycling opportunities for residential and commercial sectors for commodities not collected in the U-CYCLE programs; such as steel furniture frames, aluminum doors, and similar items.

The 10.02-acre site will include an 18-foot tall, 8,000 square foot metal building with a truck dock, a truck scale, and approximately eight exterior storage bins. Exhibit D shows the general layout of the site, of which a large portion will remain undeveloped. The developed portion of the site will be screened with a chain link fence with slats, meeting the requirements for outdoor storage at an industrial site set forth in Article VI of the Zoning Ordinance. There will be a paved drive and parking area near the building. The remainder of the working area will have an aggregate slag surface. Slag is a by-product from the steel-making process. It is broken down into small pieces and used instead of limestone gravel. The City Engineer has approved this type of surface, as it is expected to be dust free. The building will be set back approximately 150 feet from the front property line, and farther than that from the side and rear lot lines. The material storage bins will be set back 400 feet from the front property line and 60 feet from the rear lot line. Existing trees will be preserved wherever possible to provide additional landscape screening.

The site will meet all applicable Urbana development regulations. Storm water runoff from the developed area will be collected in a detention basin on the undeveloped portion of the site. The petitioner states that storm water management will follow State of Illinois Best Management Practices, using catch basins and subterranean collection boxes to remove particulates prior to discharge. Illinois EPA requirements will also be adhered to. Dust will be mitigated with a water truck, and noise levels will be below 80 decibels. According to the petitioner, odors are anticipated to be nonexistent. Outdoor lighting will be aimed to minimize light pollution.

In addition to the Special Use Permit standards, the applicant also plans on incorporating an educational component to the operation. These educational components will explain how the recycling process works to groups or students. There will be interactive signage, displays, and tours within the facility. Mervis Industries also plans to partner with local non-profit organizations to create educational landscaping set-backs. Since the facilities will be set far back from the property

lines, there will be room to create native prairies or arbor gardens. These landscape set-backs will serve a dual purpose of screening the site from the public as well as educating local groups or students about native vegetation.

### **Requirements for a Special Use Permit**

According to Section VII-4 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The proposed regional recycling center is conducive to the public convenience. The site is designated as “Regional Business” in the Comprehensive Plan. The petitioner anticipates that the center will draw customers from the Urbana-Champaign region and beyond, due to access from a major arterial road and Interstate 74. Proximity to the interstate will also allow for trucks to access the site without traveling through existing neighborhoods.

- 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 or detrimental to the public welfare.*

The proposed use will not be injurious to the public welfare. There are relatively few residences in the area that could potentially be affected by the facility. The nearest house is over 900 feet away from the portion of the site that will be developed. The recycling center will be buffered from adjoining properties by screening, landscaping, and large set backs. There will be an opaque fence to screen any materials stored on the site, as required by Article VI of the Zoning Ordinance. The fence will be softened with additional exterior landscaping. Within the fenced area, the building and storage bins will be set back well over 100 feet from the property frontage along Cunningham Avenue. Storm water run-off will be captured in a detention basin to allow for removal of particulates prior to discharge. The working area behind the sorting facility will be surfaced with a dust-free aggregate that is a by-product of the steel making process. Use of this material will reduce the amount of storm water run-off generated on the site. Any dust created on the site will be mitigated with a water truck. Noise levels are anticipated to be below 80 decibels and will be well below those of the adjacent airport. Exterior lighting will be full-cutoff to protect against light pollution.

- 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.*

The proposed use preserves the essential character of the district, which includes regional industrial uses. The site will conform to all applicable regulations, including screening, set backs, and storm

water mitigation. The operation will be required to conform to the layout shown on the attached site plan; any major changes will require an amendment to the Special Use Permit.

### **Consideration**

City Council 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.

As part of the Special Use Permit, City Council may impose 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 the Zoning Ordinance, including but not limited to the following:

1. Regulating the location, extent, and intensity of such use;
2. Requiring adherence to an approved site plan;
3. Requiring landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulating a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulating vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Requiring conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Impose any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

### **Summary of Findings**

1. The petitioner is proposing to construct a regional recycling collection facility on North Cunningham Avenue.
2. The subject property is zoned IN, Industrial. A Recycling Center use is permitted by a Special Use Permit in the IN, Industrial District.
3. The site is designated as Regional Business in the 2005 Urbana Comprehensive Plan Future Land Use Map.
4. The proposed regional recycling center is conducive to the public convenience at the proposed site due to its Comprehensive Plan Future Land Use designation and its convenient access to Cunningham Avenue and Interstate 74.
5. The proposed regional recycling center is generally compatible with surrounding uses and should not be injurious or detrimental to the public welfare.

6. The proposed regional recycling center preserves the character of the district and conforms to applicable standards.

## **Options**

City Council has the following options regarding Plan Case No. 2093-SU-08:

1. Approve the Special Use Permit request, as presented herein; or
2. Approve the Special Use Permit request, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Deny the Special Use Permit.

## **Recommendation**

At their January 22, 2009 meeting, the Urbana Plan Commission voted to forward Plan Case No. 2083-SU-08 to City Council with a recommendation to **APPROVE** the proposed Special Use Permit with the following conditions:

1. The layout and operation shall conform to the attached Site Plan, as shown in Exhibit D.
2. An engineered Stormwater Management Plan and an Erosion and Sedimentation Control Plan shall be prepared and implemented consistent with the requirements of the Urbana Subdivision and Land Development Code.
3. The site shall meet the requirements for screening and landscaping in Article VI of the Zoning Ordinance, as illustratively shown in the Landscape Plan.
4. Final traffic layouts shall be subject to the approval of the Illinois Department of Transportation.
5. All runoff, noise levels, odors, dust or other emissions shall meet standards set forth by the Illinois Environmental Protection Agency.

Staff recommends the following clarifying changes to the conditions as shown below in italics.

1. The layout and operation shall conform to the attached Site Plan, as shown in Exhibit D, *along with any minor changes that may be necessary for the project to comply with City regulations including building, fire, and site development codes.*
2. An engineered Stormwater Management Plan and an Erosion and Sedimentation Control Plan shall be prepared and implemented consistent with the requirements of the Urbana Subdivision and Land Development Code.
3. The *development* shall meet requirements for screening and landscaping in Article VI of the Zoning Ordinance, as illustratively shown in the Landscape Plan.
4. Final traffic layouts shall be subject to the approval of the Illinois Department of Transportation *and City Engineer.*
5. *The facility shall be required to comply with all applicable federal and state environmental regulations.* All runoff, noise levels, odors, dust or other emissions shall meet standards set forth by the Illinois Environmental Protection Agency.

Prepared by:

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Jeff Engstrom, AICP, Planner I

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Site Plan  
Exhibit E: Landscape Plan  
Exhibit F: Special Use Permit Application

cc: Laura Huth  
Do Good Consulting  
201 W. Green St  
Urbana, IL 61801

Mervis Industries, Inc.  
3295 E. Main St  
Danville, IL 61834

Roeco Enterprises  
P.O. Box 583  
Rantoul, IL 61866

HDC Engineering  
201 W. Springfield Ave  
Suite 300  
Champaign, IL 61820

ORDINANCE NO. 2009-02-006

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

(To Allow the Construction of a Recycling Center in the IN, Industrial Zoning District - Plan Case 2093-SU-08 / 3008 North Cunningham Avenue, Mervis Industries)

WHEREAS, Mervis Industries proposes to establish a Recycling Center at 3008 North Cunningham Avenue on a property totaling 10.08 acres in the IN, Industrial Zoning District; and

WHEREAS, the Urbana Zoning Ordinance Table of Uses (Table V-1) requires a Special Use Permit to allow for a Recycling Center use in the IN, Industrial Zoning District; and

WHEREAS, Mervis Industries has submitted a petition under Plan Case 2093-SU-08 for a Special Use Permit to construct the Recycling Center; and

WHEREAS, after due publication, the Urbana Plan Commission on January 22, 2009 held a public hearing concerning the petition and voted 8 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the Special Use Permit application with five conditions; 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; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth herein, 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

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed Recycling Center on the surrounding properties.



NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the construction of a Recycling Center at 3008 North Cunningham Avenue in the IN, Industrial Zoning District with the following conditions:

1. The layout and operation shall conform to the attached Site Plan, as shown in Exhibit D, along with any minor changes that may be necessary for the project to comply with City regulations including building, fire, and site development codes.
2. An engineered Stormwater Management Plan and an Erosion and Sedimentation Control Plan shall be prepared and implemented consistent with the requirements of the Urbana Subdivision and Land Development Code.
3. The development shall meet requirements for screening and landscaping in Article VI of the Zoning Ordinance, as illustratively shown in the Landscape Plan.
4. Final traffic layouts shall be subject to the approval of the Illinois Department of Transportation and City Engineer.
5. The facility shall be required to comply with all applicable federal and state environmental regulations. All runoff, noise levels, odors, dust or other emissions shall meet standards set forth by the Illinois Environmental Protection Agency.

LEGAL DESCRIPTION:

The North 10 acres of that part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principle Meridian which lies East of U.S. Route #45, in Champaign County, Illinois.

PERMANENT PARCEL #: 91-21-05-427-017

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 \_\_\_\_\_, 2009.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

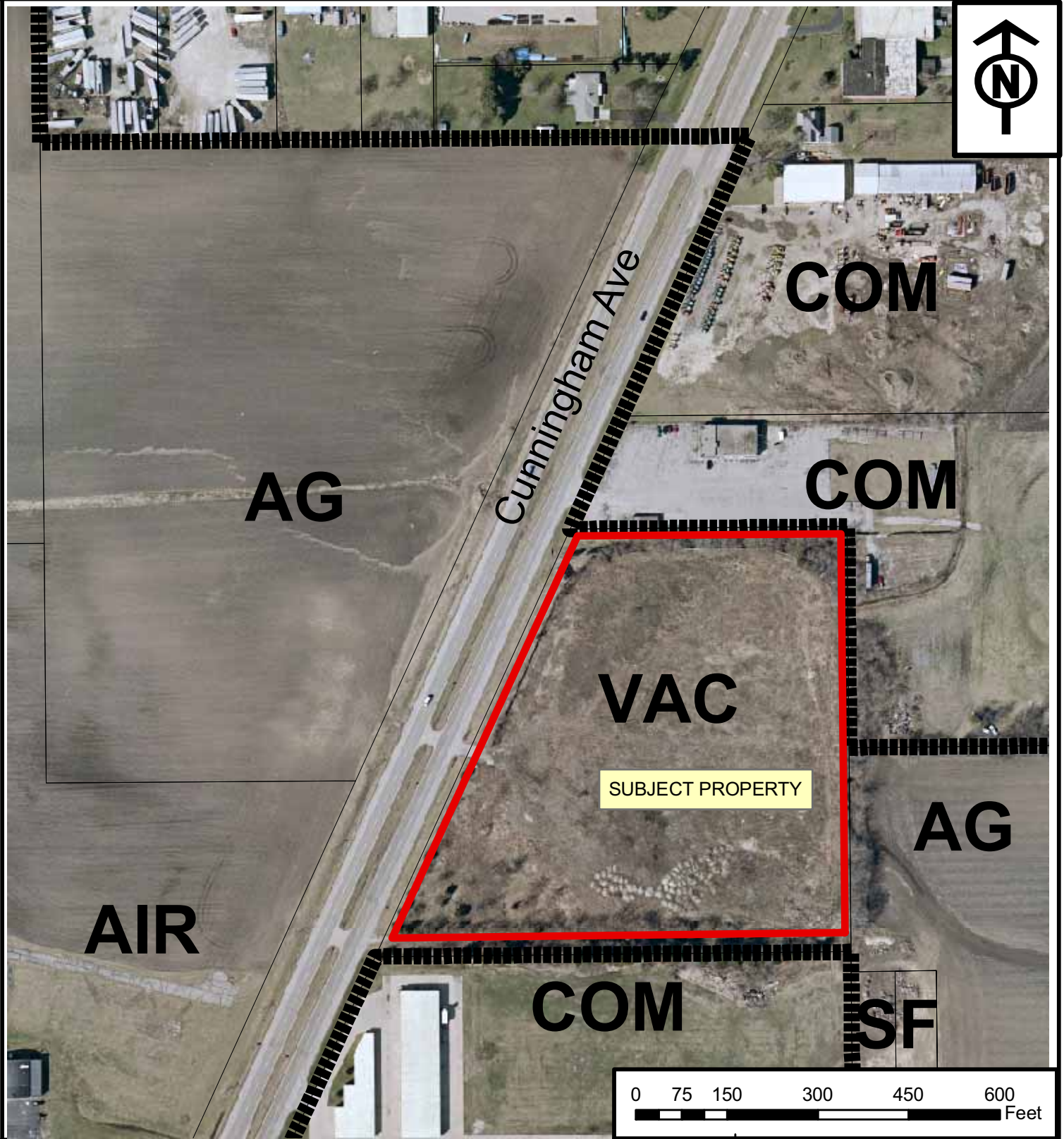
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN ORDINANCE APPROVING A SPECIAL USE PERMIT (To Allow the Construction of a Recycling Center in the IN, Industrial Zoning District - Plan Case 2093-SU-08 / 3008 North Cunningham Avenue, Mervis Industries) 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 \_\_\_\_\_, 2009 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 \_\_\_\_\_, 2009

(SEAL)

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

# Exhibit A: Location And Current Land Use Map

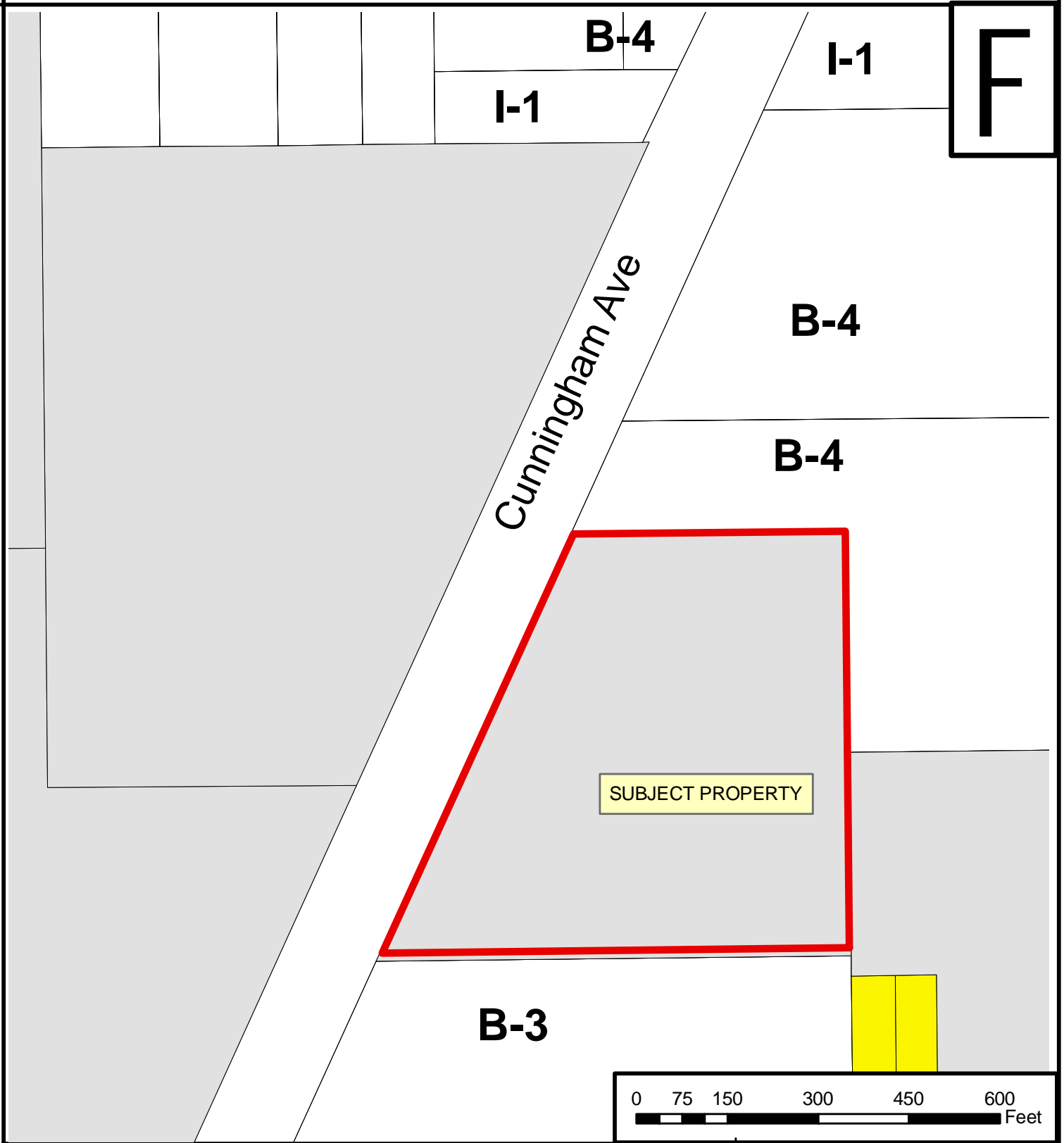


Plan Case: 2093-SU-08  
Description: Mervis Industries Recycling Center SUP  
Location: 3008 N. Cunningham Ave



Prepared 12/08 by Community Development Services - jme

# Exhibit B: Zoning Map



Plan Case: 2093-SU-08  
Description: Mervis Industries Recycling Center SUP  
Location: 3008 N. Cunningham Ave

Prepared 12/08 by Community Development Services - jme

City Zoning:

IN R2

County Zoning:

B-3: Highway Business

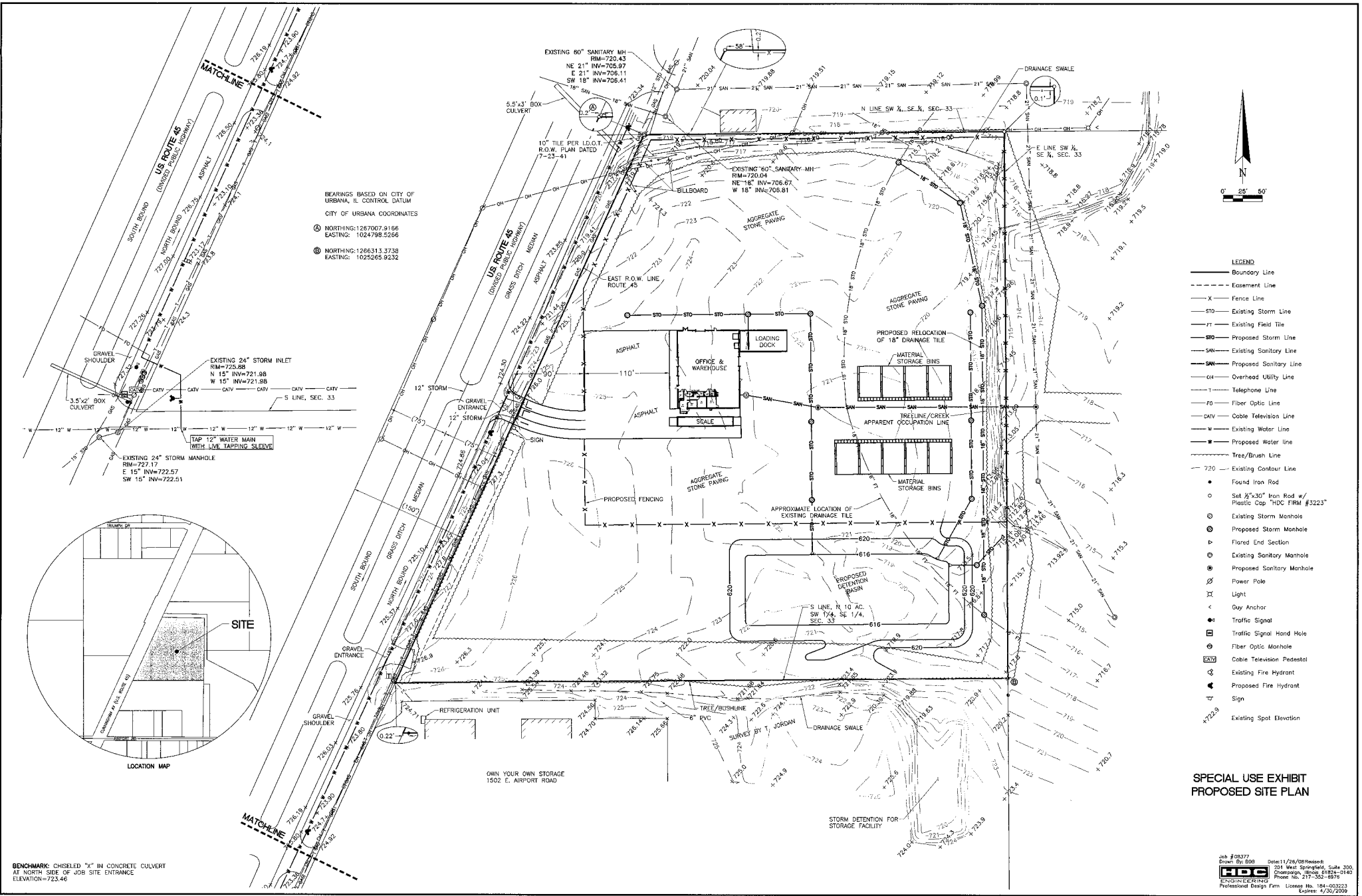
B-4: General Business

I-1: Light Industrial

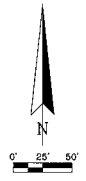
# Exhibit C: Future Land Use Map



Plan Case: 2093-SU-08  
Description: Mervis Industries Recycling Center SUP  
Location: 3008 N. Cunningham Ave



BEARINGS BASED ON CITY OF URBANA, IL. CONTROL DATUM  
 CITY OF URBANA COORDINATES  
 (A) NORTHING: 1267007.9166  
 EASTING: 1024798.5266  
 (B) NORTHING: 1266313.3738  
 EASTING: 1025265.9232



- LEGEND**
- Boundary Line
  - - - Easement Line
  - X- Fence Line
  - STO- Existing Storm Line
  - FT- Existing Field Tile
  - STO- Proposed Storm Line
  - SAN- Existing Sanitary Line
  - SAN- Proposed Sanitary Line
  - OH- Overhead Utility Line
  - T- Telephone Line
  - FO- Fiber Optic Line
  - CATV- Cable Television Line
  - W- Existing Water Line
  - W- Proposed Water Line
  - Tree/Bush Line
  - 720- Existing Contour Line
  - Found Iron Rod
  - Set 5/8"x30" Iron Rod w/ Plastic Cap "HDC FIRM #3223"
  - ⊙ Existing Storm Manholes
  - ⊙ Proposed Storm Manhole
  - Flared End Section
  - ⊙ Existing Sanitary Manhole
  - ⊙ Proposed Sanitary Manhole
  - ⊙ Power Pole
  - ⊙ Light
  - < Guy Anchor
  - ⊙ Traffic Signal
  - ⊙ Traffic Signal Hand Hole
  - ⊙ Fiber Optic Manhole
  - ⊙ Cable Television Pedestal
  - ⊙ Existing Fire Hydrant
  - ⊙ Proposed Fire Hydrant
  - ⊙ Sign
  - +722.9 Existing Spot Elevation

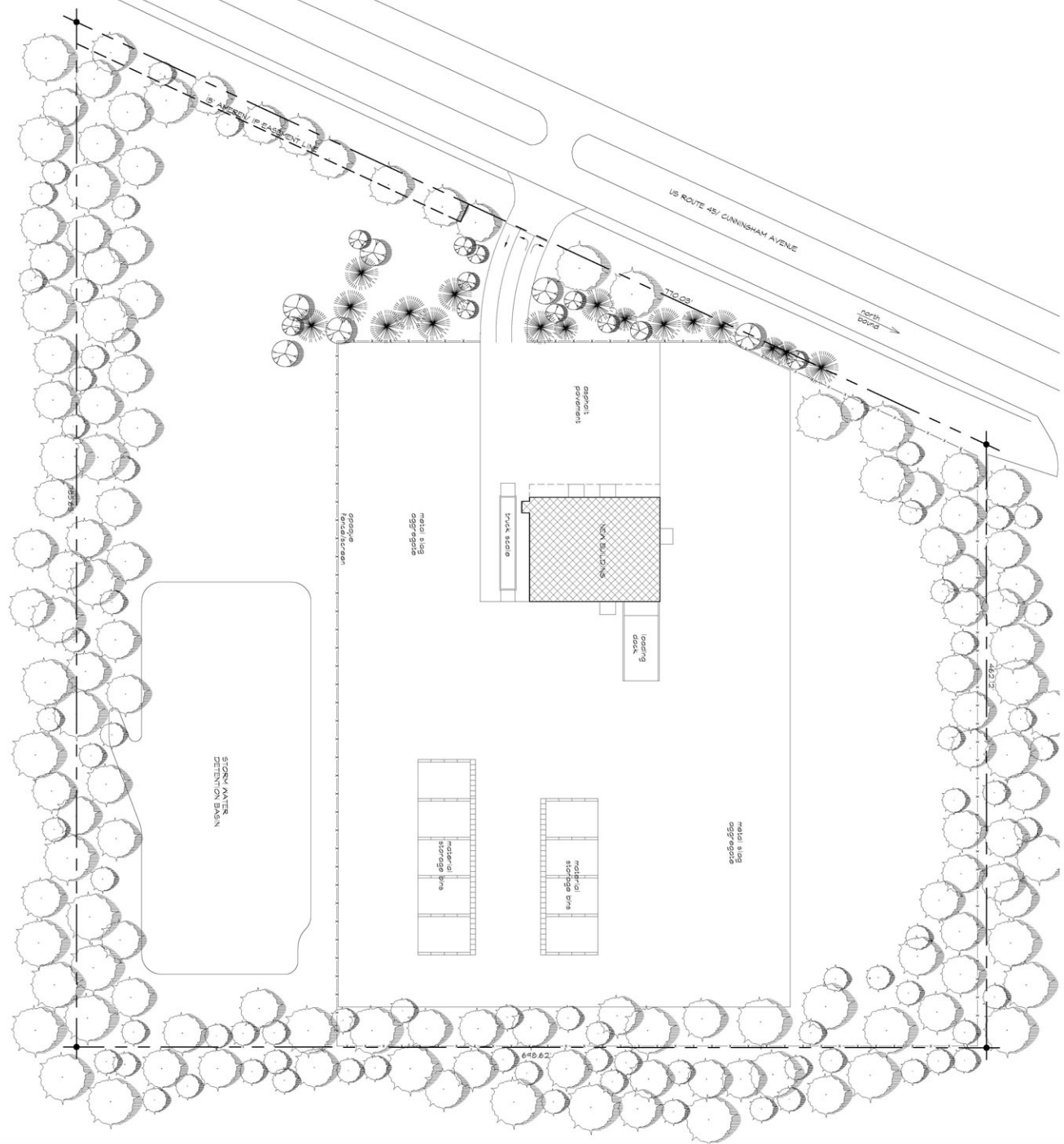
**SPECIAL USE EXHIBIT  
 PROPOSED SITE PLAN**

Job #08377  
 Drawn By: BUB  
 Date: 11/20/2008  
 201 West Springfield, Suite 300  
 Springfield, Illinois 61804-0140  
 Phone No. 217-362-8878  
 Fax No. 217-362-8878  
 Professional Design Firm License No. 184-003223  
 Expires: 4/30/2009

BENCHMARK: CHISELED "X" IN CONCRETE CULVERT  
 AT NORTH SIDE OF JOB SITE ENTRANCE  
 ELEVATION=723.46



**SITE DEVELOPMENT PLAN**  
SCALE: 1"=40'-0"



|            |                  |
|------------|------------------|
| <b>SDI</b> | DATE: 1/20/09    |
|            | REVISION:        |
|            | DATE: 02/03/09   |
|            | SCALE: 1"=40'-0" |
|            | DATE: 02/03/09   |

**MERVS INDUSTRIES/ ADVANTAGE RECYCLING**  
3008 N. CUNNINGHAM AVENUE  
URBANA, IL

**SITE DEVELOPMENT PLAN**

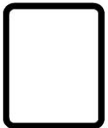
ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIOR DESIGN

**smith/burgett architects** PC

102A WEST MAIN STREET URBANA, ILLINOIS 61801  
PHONE: 217.387.8400 FAX: 217.387.6725

**aiia**

PROFESSIONAL DESIGN  
LICENSE NO. 368-000003  
DATE: 02/03/09



| MARK | DESCRIPTION/REVISION | BY | DATE |
|------|----------------------|----|------|
|      |                      |    |      |
|      |                      |    |      |
|      |                      |    |      |



**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** January 22, 2009

**TIME:** 7:30 P.M.

**PLACE:** Urbana City Building  
400 South Vine Street  
Urbana, IL 61801

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**MEMBERS PRESENT:** Jane Burris, Tyler Fitch, Ben Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White



**MEMBERS EXCUSED:** There were none.

**STAFF PRESENT:** Robert Myers, Planning Manager; Lisa Karcher, Planner II; Jeff Engstrom, Planner I; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Tom Falender, Laura Huth, Ken and Rita Mathis, Michael Mervis, James Picillo, Neil Richardson, Susan Taylor, Ted Vacketta

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**COMMUNICATIONS**

-  Packet of Information submitted by Mervis Industries for Plan Case No. 2093-SU-08
-  Revised Site Plan for Plan Case No. 2093-SU-08

**NEW PUBLIC HEARINGS**

**Plan Case No. 2093-SU-08: A request by Mervis Industries for a Special Use Permit to establish a Recycling Center at 3008 North Cunningham Avenue in the City's IN, Industrial Zoning District.**

Jeff Engstrom, Planner I, presented this case to the Plan Commission. He gave a brief introduction and presented background information on the proposed site. He described the site and the surrounding properties noting their current land uses and existing zoning. He discussed how the proposed use relates to the Future Land Use Map designation of "Regional Business" and how it relates to the 2005 Comprehensive Plan. He further discussed the proposed recycling center noting the hours of operation, the layout of the proposed site, landscaping and storm water runoff plans. He reviewed the requirements of a Special Use Permit according to Section VII-4

of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented City staff's recommendation, which was as follows:

*Staff recommended that the Plan Commission forward Plan Case 2093-SU-08 to the Urbana City Council with a recommendation for approval subject to the following conditions:*

- 1. The layout and operation shall conform to the Site Plan, as shown in Exhibit D.*
- 2. An engineered Stormwater Management Plan and an Erosion and Sedimentation Control Plan shall be prepared and implemented consistent with the requirements of the Urbana Subdivision and Land Development Code.*
- 3. The site shall conform to the requirements for screening and landscaping in Article VI of the Zoning Ordinance.*

Mr. Engstrom noted a revised landscape plan which he distributed to Plan Commission members. He then continued with the final two recommended conditions.

- 4. Final traffic layouts shall be subject to the approval of the Illinois Department of Transportation.*
- 5. All runoff, noise levels, odors, dust or other emissions shall meet standards set forth by the Illinois Environmental Protection Agency.*

With no questions for City staff, Chair Pollock opened the hearing up for public input and testimony.

Laura Huth, Do Good Consulting, handed out a packet of information regarding Mervis Industries. She stated that she is the consultant for Mervis Industries. They will present a project called Advantage Recycling. She introduced Mervis Industries representatives: Michael Mervis, a fourth-generation operator; Tom Falender, Director of Marketing and Customer Relations; Jim Picillo, Director of Operations; and Ted Vacketta, Engineering and Operations. She gave a brief introduction about Advantage Recycling, a division of Mervis Industries, which is proposing a regional recycling facility. She believes this is a perfect project for the City of Urbana and the "green image" that Urbana has and wants to continue to project. She mentioned that the following presentation was shown to the City of Urbana's Sustainability Advisory Committee about two weeks ago. Mervis also held a neighborhood meeting with nearby residents and met with Rudy and Tom Frasca, the owner and operator of Frasca Airfield.

Mr. Mervis discussed the following topics in a PowerPoint presentation:

- ◆ History of Business
- ◆ Business' Reputation
- ◆ Recycling: Then & Now
- ◆ Impact

Mr. Falender discussed the following topics:

- ◆ Urbana Project
- ◆ Advantage Recycling
- ◆ Advantage Customers
- ◆ Materials Collected

Mr. Picillo continued the presentation by discussing the following topics:

- ◆ Inside an Advantage Facility
- ◆ Operations: How it Works
- ◆ Employment at Advantage
- ◆ ISO 9001:2000 Quality Management

Ms. Huth talked about the following topics:

- ◆ Advantages of the proposed Advantage Recycling Center
- ◆ Relationship to Urbana's Curbside Program

Mr. Vacketta discussed the following topics:

- ◆ Details of the proposed site and of the project
- ◆ Hours of Operation
- ◆ Estimated Traffic Counts
- ◆ Odor, Noise & Dust (*He handed out some steel slag to the Plan Commission members.*)
- ◆ Signage
- ◆ Exterior Lighting
- ◆ Security

Ms. Huth discussed the landscape plan. She felt that this project could be described as "exceptional." This project will far exceed minimum standards. It is a ten acre site with about five of the acres being developed. They plan to leave the remaining five acres as natural open area. They plan to partner with local conservation organizations as well as with other businesses to put in landscaped wide buffers on all four sides of the property. They would like to have some educational signage and some walking paths. She showed a rendering of what they intend the facility and grounds to appear following development. She commented that they plan to salvage as many of the perimeter trees as possible in addition to supplement it with some other plantings.

Ms. Stake asked why it is so important to have all of the security that Mervis Industries is planning for the proposed development. Mr. Mervis replied that when they talk about taking photo IDs and snapshots of everything that comes across their scales, rather than protecting something or someone they are just trying to meet or exceed the local laws. This type of security is deterrence to theft and to help catch thieves who might steal, for instance, a coil from people's air conditioners or the copper downspouts from churches. In terms of security in the evenings,

with any site you would want to have a little lighting on the site to make sure that the site remains safe and secure.

Ms. Stake inquired about separation of materials at the source versus separating the materials at the recycling facility. Mr. Mervis stated that it is much more efficient to separate materials at the source. If they allow materials to be brought to the site co-mingled, then they would have to expend energy and resources to separate the materials out again.

Ms. Stake asked if Urbana wanted to insist that all of their materials were separated at the source, then could they be taken to the proposed site and paid for. Mr. Mervis commented that Mervis Industries would like to work with the local community recycling agencies. Whether or not anyone gets paid for their recyclable materials, the most important thing is to keep recyclables from going to the landfill; saving the energy by recycling materials and saving the natural resources by reusing that material and avoiding the need for new raw materials.

Mr. Hopkins asked what the implication would be for the Marco site. Mr. Mervis responded that their goal is to grow both the Marco and the proposed sites and to continue to operate both. Operationally, it would mean that potentially they could move some of their business to the new site, which would free up the space in the phenomenally cramped Marco site, so they could offer more recycling opportunities there. It would also offer some of the efficiency that they can offer at their Goodman and Will site in Terre Haute, IN and at their Advantage site in Danville, IL. Marco has been in business and been located on the same site for 100 years. As the business grew and they developed new customers, the site has become rather cramped. Therefore, it does not operate as efficiently as they would like. It also does not allow them to expand into new opportunities for the community. Mervis Industries has a strong local following in the Marco site. So, there is no intention to close that site.

Mr. Grosser thanked the petitioners for the level of detail that they have presented. He expressed his appreciation for holding a neighborhood meeting. He wondered if there were any concerns expressed by nearby residents at the neighborhood meeting. Mr. Mervis responded that there were no negative comments that came out of the meeting.

Mr. Grosser inquired as to how much someone could receive by bringing in a stove or similar appliance for recycling. Mr. Mervis stated that it depends on the material brought in. An older stove might be made of cast iron, which would bring in one price. A newer stove would bring in a different price. The price varies. There have been phenomenal swings in the value of recyclables over the last five years. The price goes up and down depending on the market fluctuations.

Mr. Grosser wondered if the Marco site currently accepts appliances. Mr. Mervis said yes. They accept appliances such as a water heater or a stove. However, they do not accept appliances with refrigerants still in them. These types of appliances must be drained prior to bringing them in to be recycled. At other locations, they will accept these types of appliances, but not at the Marco site.

Mr. Grosser asked if the proposed site would accept appliances with refrigerants still in them. Mr. Mervis said yes.

Mr. Grosser inquired if the petitioner offers and recycled materials for purchase back to the community. Mr. Mervis said no, because there are problems associated with offering scrap metal for purchase. Most of these problems are related to possible litigation. They will make sure that the materials are recycled and come back to the community in a different form.

Mr. Picillo commented that they have on occasion donated scrap materials to local artists – sculptors and to art departments at some local schools. Mr. Mervis added that they have also donated some of the end-of-life vehicles to local fire departments for training purposes. Mr. Falender noted that it is really important for them to recycle the materials brought into them. Their customers want them to destroy and recycle all the products coming out of industrial locations for obvious reasons.

Ms. Upah-Bant inquired as to whether there is any competition already located in the City of Urbana or in the City of Champaign. Mr. Mervis replied yes. Ms. Upah-Bant asked if the petitioners would be offering anything different than what the competitors are doing. Mr. Mervis said that the proposed new facility would be much more customer friendly than any other similar business in the area.

Ms. Upah-Bant questioned where end-of-life vehicles currently go to now. Mr. Mervis explained that for a while end-of-life vehicles were sitting in backyards. Now, when an end-of-life vehicle comes into one of their facilities, the fluids are drained, any mercury switches are removed, refrigerant is removed, and the vehicle is densified and then sent off-site to an auto shredder. At the auto shredder, the pieces are separated into different materials. An air system will separate the fluff from the seat, the leather from the seats, the dashboard, the remaining glass, etc. Magnets are used to separate aluminum from stainless as well as any copper that may have been used. The clean steel will go back to the steel mill to be remelted and turned into something else. The aluminum, the stainless and the copper will be sent to be remelted as well. The only operation they would be doing with end-of-life vehicles at the proposed site would be to drain them of fluids and stored until they have enough for a load to be sent elsewhere for further processing.

Ms. Upah-Bant wondered if the petitioner would take computer components at the proposed new site. Mr. Mervis said it is there intent to help keep computer components out of the waste stream and specifically out of area landfills.

Ms. Upah-Bant asked if Mervis Industries was currently working with the University of Illinois. Mr. Mervis answered by saying no, not at this time. However, he looks forward to working with them in the future.

Chair Pollock asked how soon a load is moved out. Mr. Mervis replied that as quickly as they can get a load together and send it out. They have no intention of holding scrap at the proposed facility. He mentioned that while they are waiting for enough materials to make a load, materials will be stored in the concrete bins. End-of-life vehicles that have been drained of fluids, mercury

switches removed, and batteries removed will be stored on some of the aggregate until they can be shipped out.

Chair Pollock noticed in the packet of information that the petitioner anticipated a steady stream of rolloffs coming in. Are these industrial customers or co-mingled materials from somewhere else? Mr. Mervis explained that if it is one of their own rolloff trucks, then it is probably carrying material and the content is well known to them coming from one of their industrial customers. Other trucks coming in might be farmers cleaning their fields, etc.

With no further public input, Chair Pollock closed the public input portion of the hearing. He then opened the hearing up for Plan Commission discussion and motion(s).

Mr. Myers pointed out that the Plan Commission now had two site plans before them. The revised site plan handed out during the meeting differs slightly from the plan attached as Exhibit E. He recalled a previous case where the Zoning Board of Appeals approved a site plan as part of a Conditional Use Permit. A nearby neighbor became very upset after the landscaping was installed because the landscaping differed somewhat from the approved plan in terms of the number and location of trees and shrubs. On the new Mervis site plan, maybe half of the trees shown would be on the neighboring properties across property lines. He recommended that the Plan Commission do one of two things. First, they could specify in their motion that the site plan in terms of landscaping is an illustrative drawing and that the petitioner must meet the landscape buffering requirements in the Zoning Ordinance. Second, the Plan Commission could ask that the petitioner submit a new site plan for City Council approval showing exactly the number and location of landscaping.

Chair Pollock commented that since the plan shows plantings in excess of what is required by the Zoning Ordinance that the Plan Commission simply comment that it is an illustration of possibilities or that the petitioner submit a plan that does not show plantings across the property boundary lines. Mr. Myers commented that he didn't want the petitioners to obligate themselves to something that could be onerous or impossible to do.

Mr. Hopkins feels that Condition #3 should be explicit that any landscape plan provided is for illustrative purposes only. In this context, he did not see any reason to be using a particular landscape plan as a requirement of the Special Use Permit. The aspirations of this project are such that the kind of landscape plan being presented now we would not want to hold them to because they will get additional advice as this project goes forward. He believes the landscape plans will be better than what is being proposed.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2093-SU-08 to the Urbana City Council with a recommendation for approval along with the five conditions as recommended by City staff and with the amendment to Condition #3 that "*any landscape plans presented are for illustrative purposes only*". Ms. Stake seconded the motion.

Mr. Grosser stated that he was really happy to see this and feels it will be a great addition to the City of Urbana. Many of these types of materials end up in landfills. Again, he appreciates the level of detail in the petitioners' presentation. He feels it would be in a great location that is

appropriately zoned. It is also located near Interstate 74, which makes it easier for people in the City of Champaign to access as well.

Roll call on the motion was as follows:

|               |   |     |             |   |     |
|---------------|---|-----|-------------|---|-----|
| Ms. Burris    | - | Yes | Mr. Fitch   | - | Yes |
| Mr. Grosser   | - | Yes | Mr. Hopkins | - | Yes |
| Chair Pollock | - | Yes | Ms. Stake   | - | Yes |
| Ms. Upah-Bant | - | Yes | Mr. White   | - | Yes |

The motion was approved by unanimous vote.

Mr. Myers noted that this case will go to the City Council on February 2, 2009.