



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Rob Kowalski, Planning Manager

DATE: January 15, 2004

SUBJECT: Case No. 1877-SU-03, Request by Mark Blager for a Special Use Permit to establish a cement concrete plant operation in the IN, Industrial Zoning District on a 3.2-acre site located on the south side of Somer Drive approximately 119 feet west of Lincoln Avenue.

Introduction

Mark Blager has submitted an application for a Special Use Permit to establish a Ready-Mix Cement Concrete plant on Somer Drive just west of Lincoln Avenue. The 3.2-acre site is currently owned by University Construction and is located in close proximity to the existing University Construction asphalt and concrete recycling site. Mr. Blager has contracted with University Construction to purchase the property and establish a cement concrete plant. The use is complimentary to University Construction's business although it will be a separate operation and business.

The Urbana Zoning Ordinance does not specifically list the proposed use, or any closely similar use, in Table V-1 Table of Uses. However, it does specify that "*All Other Industrial Uses*" besides those listed in the table be permitted in the Industrial Zoning District with the issuance of a Special Use Permit. In evaluating the proposed use, the Zoning Administrator has determined that the proposed operation should be classified as an industrial use and should be reviewed for a special use permit since it is not currently a use listed in the table.

This staff memorandum will described the operation of the proposed plant and outline the review criteria for evaluating the Special Use Permit request.

Background

Description of the Area

The site is located in an industrial area just west of North Lincoln Avenue north of Interstate 74. The 3.2-acre site is part of the larger North Lincoln Avenue Industrial Park Subdivision Preliminary Plat which contains approximately 87 acres. That North Lincoln Avenue Industrial Park Preliminary Plat was approved in 2002 and identifies the eventual platting and development of 17 industrial lots ranging in size. Current businesses located in the subdivision include University Construction and the new Central Waste Transfer Facility.

The subdivision is located on North Lincoln Avenue which has long been planned for improvements and a new alignment. The improvements to the road are designed to handle expected industrial traffic. The new alignment will eventually straighten Lincoln Avenue from the interstate to Olympian Drive. The North Lincoln Avenue Industrial Park Subdivision includes the installation of improvements to North Lincoln Avenue where it is adjacent to the subdivision. The proposed 3.2-acre site currently contains adequate road frontage on an improved Somer Drive which connects to North Lincoln Avenue.

The following chart identifies the Comprehensive Plan designation, current zoning, and current land use of the site and surrounding properties.

Survey of Comprehensive Plan Designation, Zoning, and Land Use

	Comprehensive Plan	Zoning	Land Use
Site	Industrial	IN, Industrial	Undeveloped
North	Industrial	IN, Industrial	University Construction – asphalt / concrete recycling operation.
South	Industrial	I-2, Industrial (Champaign County)	Warehouse Distribution / Coca Cola, UPS
East	Industrial	IN, Industrial	Undeveloped
West	Industrial / Conservation	IN, Industrial	Warehouse Facility

Please refer to the attached Future Land Use, Zoning, and Existing Land Use maps and photo exhibits for further information.

Description of the Site

The cement concrete plant would occupy three lots on the south side of Somer Drive shown as lots 2B, 2C, and 2D on the attached preliminary plat. The site contains approximately 450 feet of width along Somer Drive and a lot depth of approximately 300 feet. Currently the lots are only preliminarily platted and will need to be final platted prior to development. The site is currently undeveloped and not

actively used. The site contains 450 feet of frontage on Somer Drive which is an improved industrial local classified street measuring 36 feet in width. The site is approximately 119 feet west of Lincoln Avenue and 250-feet east of the Saline Branch. The site is not adjacent to the Saline Branch at any location.

Discussion

Proposal

The proposed cement concrete plant would be the base operation for concrete trucks to load coarse aggregate materials, sand and water necessary for concrete trucks to load and deliver to job sites in the community. The location on Somer Drive is desirable considering the close proximity to the transportation facilities and other industrial uses in the area. Washed stone aggregate is delivered via the Canadian National/Illinois Central Railroad less than one-quarter mile west on Somer Drive. The close proximity to the interstate interchange also allows convenient access for concrete trucks to travel to job sites with minimal disruption to residential areas. Finally, the location is adjacent to University Construction which allows concrete trucks to drop off surplus concrete as trucks return from job sites. This surplus concrete can then be recycled and reused for other purposes.

The proposed site plan is attached and outlines how the site will function. The east end of the site will contain four separate stockpiles of aggregate that are needed to create concrete. As described by the applicant, the stockpiles will not be taller than approximately 10 feet in height. Considering the close location of the aggregate source, it is not necessary to maintain large stockpiles. The aggregate is then transferred to a cement fill station via a conveyor system. The cement fill station mixes the aggregate, sand and water and loads the cement into the trucks that then get washed down before exiting the facility for a job site. The height of the cement fill facility is estimated to be 65 feet tall.

The facility would also contain an office building of approximately 2,000 square feet and accessory customer parking. Attached to the office building to the south would be a garage facility of approximately 6,000 square feet. This offers the opportunity to maintain vehicles on-site and also to store some trucks indoors during inclement weather. The site would also contain outdoor truck parking on the south end of the site and additional employee parking on the east.

Mark Blager currently runs a similar operation called Champaign Builders Supply Company on Green Street west of Neil Street in Champaign. The proposed facility on Somer Drive would replace that business. The operation employs approximately 25-30 people during peak times of the year and approximately 6-10 people during off-peak times. The current operation contains 19 vehicles and can handle a maximum of 20 loads an hour during peak levels. Normal business hours are from 6:00AM to 6:00PM Monday through Friday. Mr. Blager estimates that his business completes approximately 10,000 to 20,000 deliveries per year. Mr. Blager also estimated that his business already makes 25-35 trips per day to the North Lincoln Avenue site to drop-off surplus concrete to University Construction. These trucks then return to the operation at Neil Street and Green Street for the next load. By locating the plant to the Somer Drive location, there will be less miles traveled by concrete trucks already visiting the University Construction site to deliver surplus concrete.

The Illinois Environmental Protection Agency regulates concrete cement mixing facilities to ensure that there are no negative impacts to air and water quality. This includes the regulation of how much dust is created from the mixing of materials and how much surplus concrete is mixed into surface runoff. The applicant has indicated that the coarse aggregate used in the operation is a “washed stone” that contains an certain amount of moisture and results in less dust created during the mixing process.

Staff feels the proposed use is appropriate for this location and will complement the existing uses in the area. The location of the necessary transportation facilities, specifically the Illinois Central Railroad, will allow the business to operate efficiently and will help minimize truck travel in the area and community as a whole. The close proximity to University Construction and the Illinois Central Railroad also allows the facility to contain smaller amounts of aggregate on the site. The update to the Urbana Comprehensive Plan indicates that this area should be planned for industrial uses considering the location.

The current facility at Neil Street and Green Street has been fenced screened with a seven-foot high vinyl fencing along Green Street. Although this location is located in a more industrial area, it is recommended that a similar type of fencing be installed along Somer Drive and along the east and west property lines. There is currently chain link fencing along the south property line. Opaque fencing will help work towards an overall goal of creating a more aesthetically pleasing appearance for the area.

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 the following:

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

The site is very convenient for the location of a concrete cement plant. The close proximity to existing transportation facilities including the Lincoln Avenue interchange and the Illinois Central Railroad allow for a concrete cement plant to minimize truck traffic for load and unload aggregate materials and for delivering the end product. Establishing the business at this location will help minimize existing cement truck traffic through existing neighborhoods the currently exists due to the separation of needed facilities.

- 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 North Lincoln Avenue area is planned for industrial development and currently contains heavy industrial users including University Construction Asphalt Recycling and the Central Waste Transfer Facility. The roadway facilities planned and constructed in the area are designed to handle industrial traffic including the amount of truck traffic that would be generated by the proposed use. There are few residential uses in the area that could potentially be affected by the facility.

The operation is required to receive permits from the Illinois Environmental Protection Agency to ensure there are no negative impacts to air quality and stormwater runoff.

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 will preserve the essential character of the area which is for heavy industrial uses. The attached site plan is conceptual to show the overall layout and function of the facility. Final construction plans will be required to substantially conform to the attached plan and meet all the applicable standards and requirements of the Urbana Zoning Ordinance and other relevant city codes including the Subdivision and Land Development Code.

Consideration

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 affect the purposes of this Ordinance.

Summary of Findings

1. The proposed use is conducive to the public convenience at this location. It would allow for the convenient location of an industrial use in close proximity to complimentary uses. The location will also help reduce cement truck traffic in the area.
2. The proposed use would not pose a detriment to the district in which it is proposed to be located since the district is intended to allow for industrial uses.

3. The proposed use will meet all applicable standards and requirements of the district in which it is located including setbacks, parking and other development regulations.
4. The proposed use requires review and permitting by the Illinois Environmental Agency to ensure the operation poses no threat to air or water runoff quality.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 1877-SU-03:

1. Recommend approval of the Special Use Permit request as presented without any conditions.
2. Recommend approval of the Special Use Permit request, as presented on the attached application, along with the staff suggested conditions.
3. Recommend approval of the Special Use Permit request with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
4. Recommend denial of the request for a Special Use Permit.

Staff Recommendation

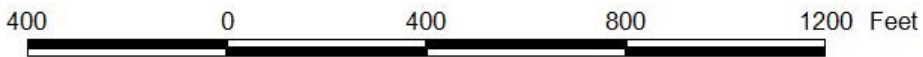
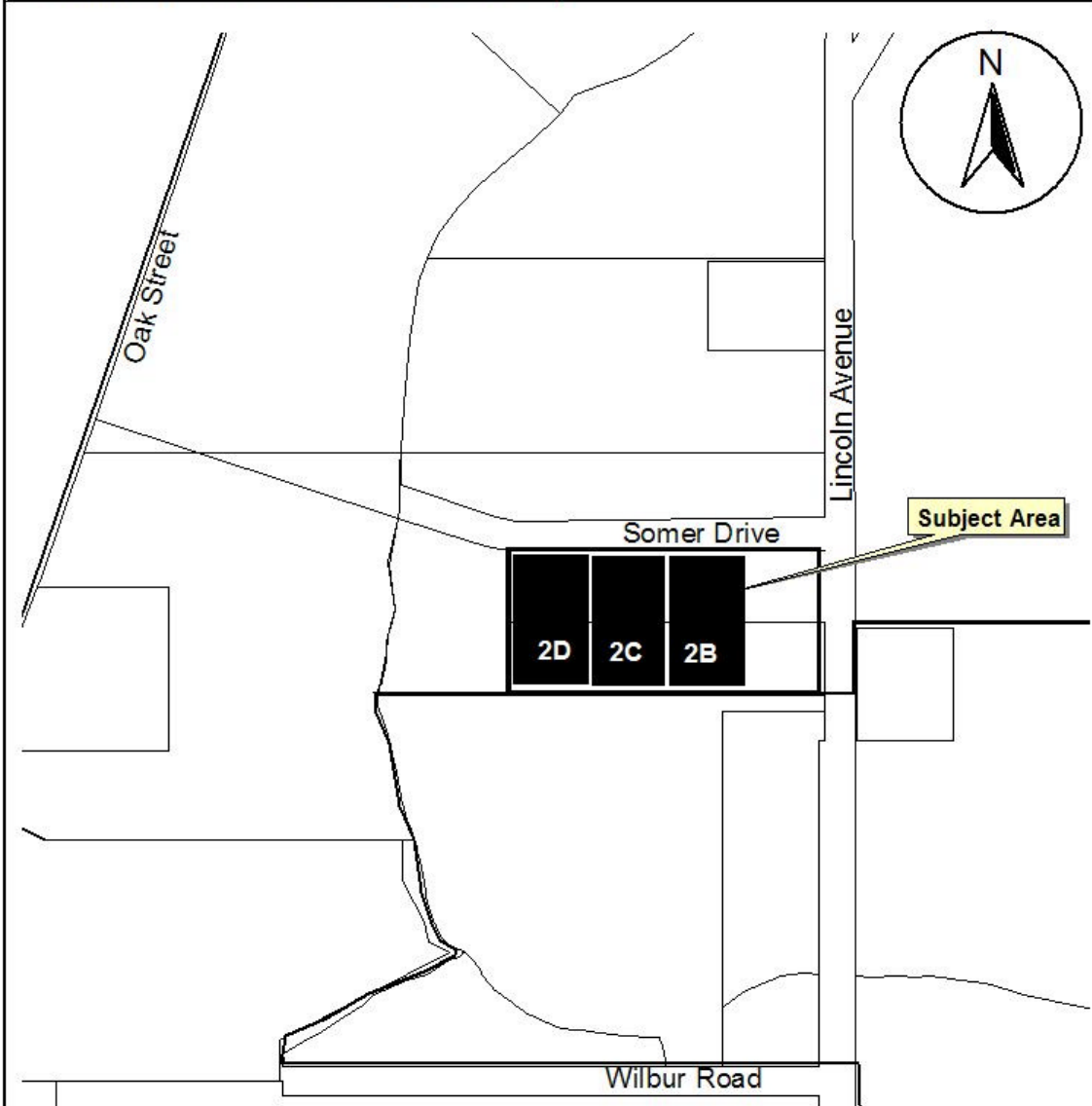
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **approval** of the proposed special use in Plan Case No. 1877-SU-03 as presented to the Urbana City Council, for the reasons articulated above with the following **conditions**:

1. That the layout of the facility shall closely resemble the attached Site Development Plan. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Plan Commission and approval by City Council.
2. That an engineered stormwater management plan be prepared and constructed consistent with the requirements of the Urbana Subdivision and Land Development Code and subject to the review and approval of the City Engineer.
3. Prior to development of the site, a final subdivision plat shall be recorded creating the lot. The subdivision final plat shall be in conformance to the approve Preliminary Subdivision Plat approved for the North Lincoln Avenue Industrial Park Subdivision.
4. Seven-foot high opaque fencing be installed on the north, east and west perimeters of the site.


Attachments: Exhibit A, Location Map
Exhibit B, Zoning map
Exhibit C, Existing Land Use map
Exhibit D, Future Land Use map
Exhibit E, Aerial Photo
Exhibit F, Special Use Application w/Site Plan
Exhibit G, Approved Preliminary Plat for North Lincoln Avenue Industrial Park
Subdivision
Exhibit H, Additional Photos
Exhibit I, Summary Sheet for the IN, Industrial Zoning District
Exhibit J, Notice to Adjacent Property Owners

c: Mark Blager 1112 Foothill Drive, Champaign, IL 61821
John Peisker, University Construction, 2906 N. Oak Street, PO Box 848 Urbana, IL 61803
Melissa Thomas, Fax 355-0087

Exhibit "A": Location Map

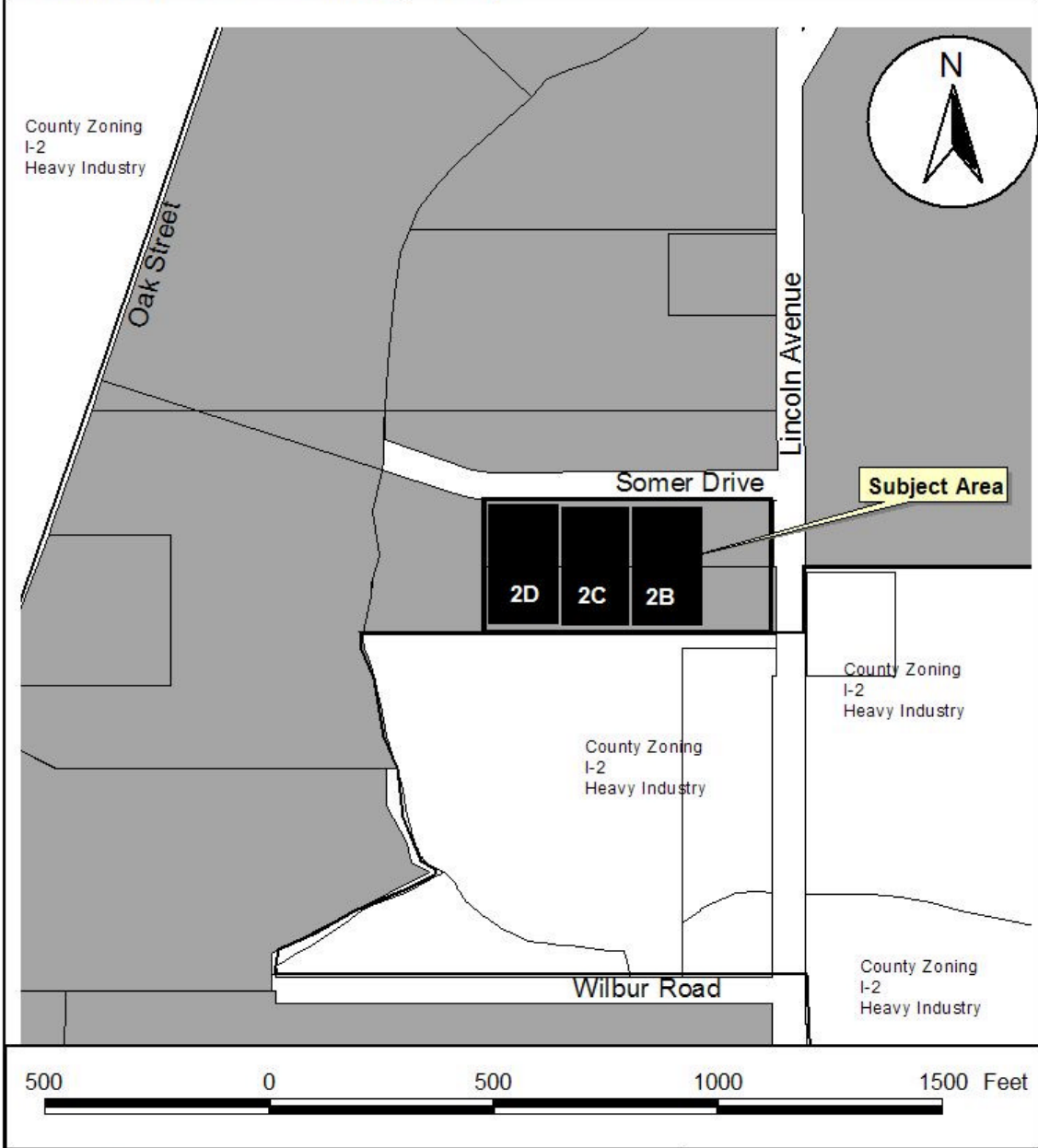


Plan Case: 1877-SU-03
Portland Cement Concrete Plant
Special Use Permit

 City Boundary

Prepared January 6, 2004 by Community Development Services - pal

Exhibit "B": Zoning Map

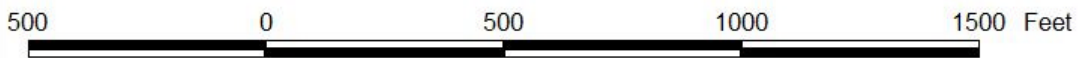
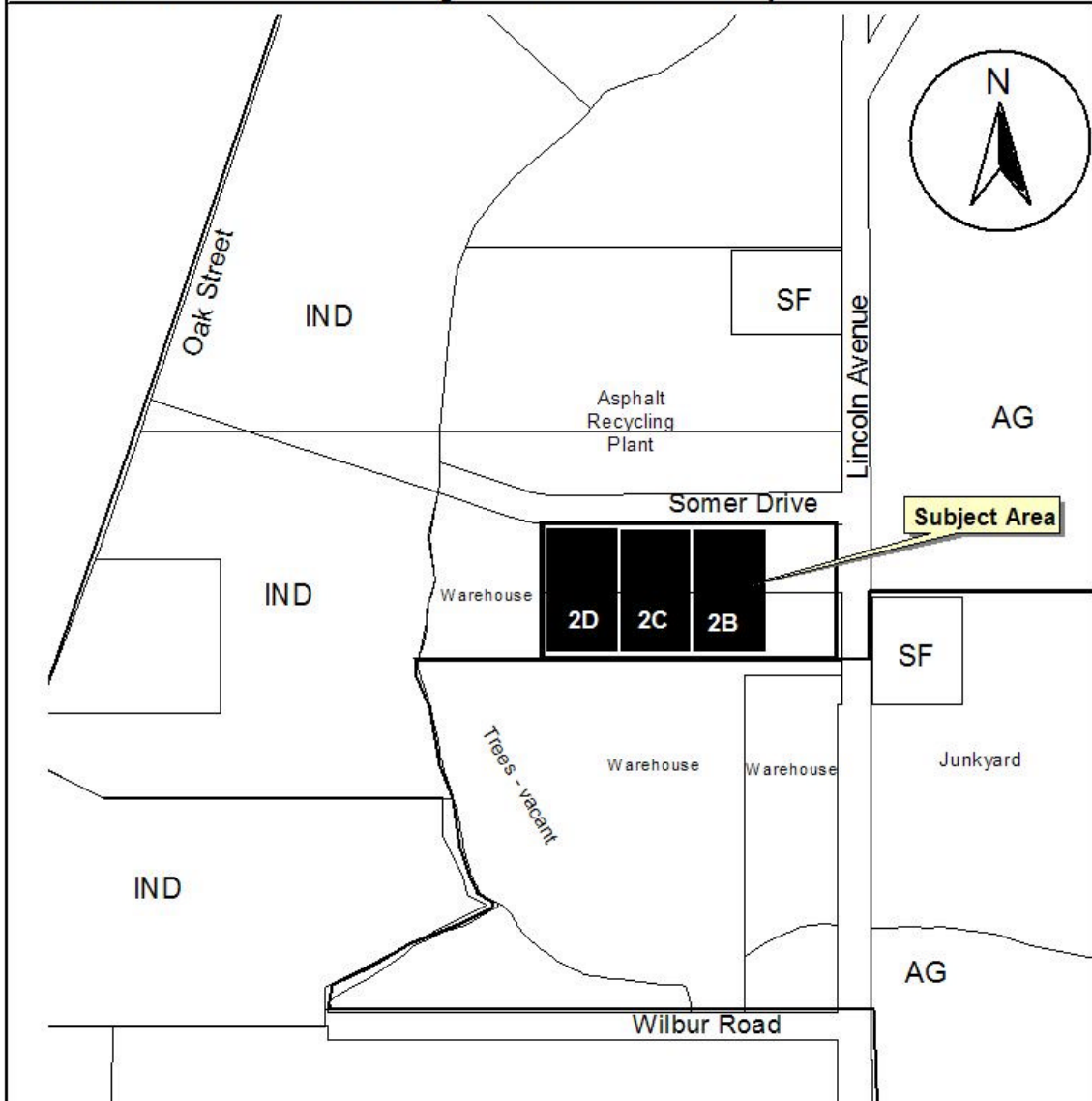


Plan Case: 1877-SU-03
Portland Cement Concrete Plant
Special Use Permit

Prepared January 6, 2004 by Community Development Services - pal

- City Boundary
- IN - Industrial

Exhibit "C": Existing Land Use Map

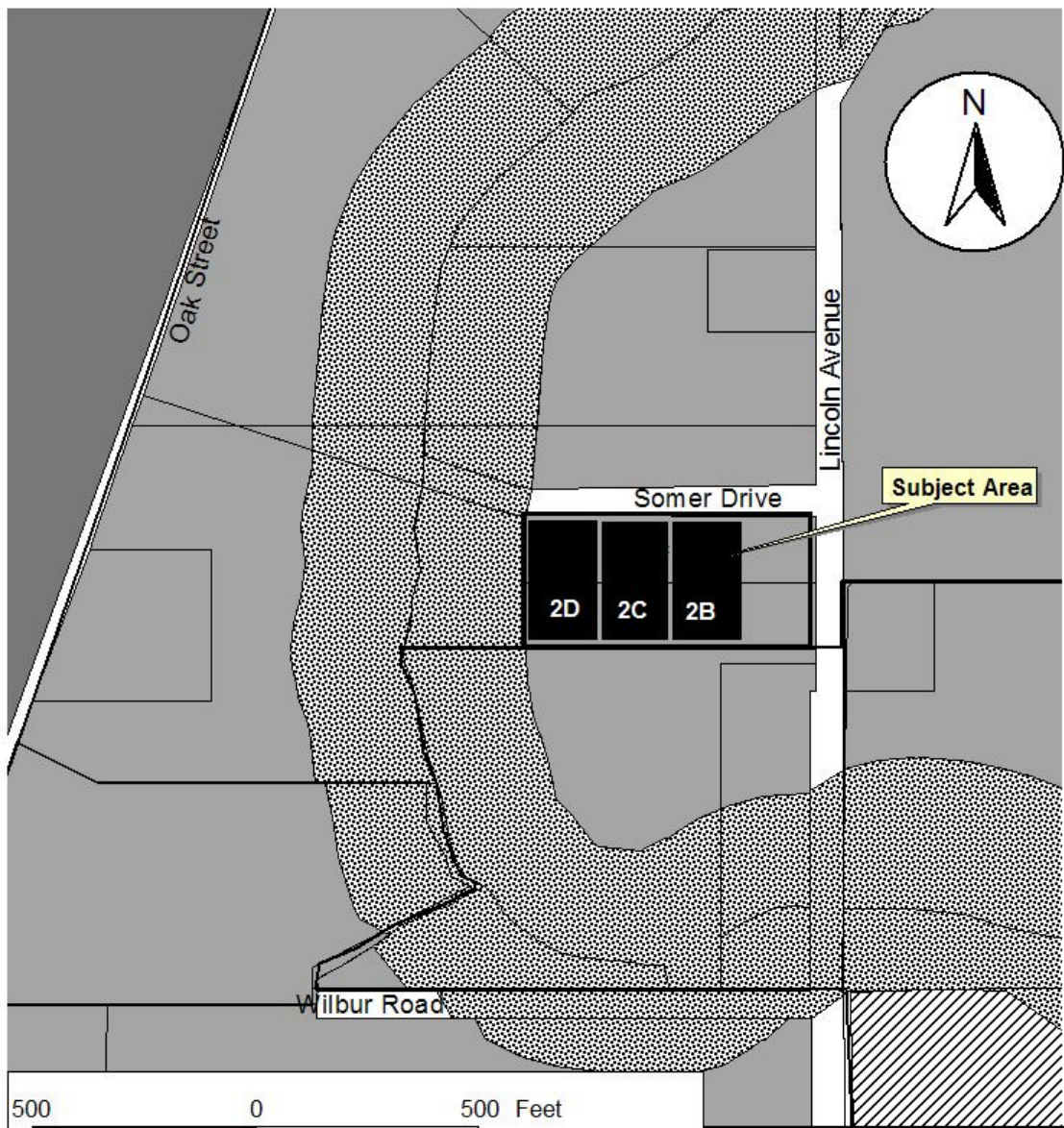


Plan Case: 1877-SU-03
 Portland Cement Concrete Plant
 Special Use Permit

Prepared January 6, 2004 by Community Development Services - pal

- City Boundary
- AG - Agriculture
- SF - Single Family Residence
- IND - Industrial

Exhibit "D": Future Land Use Map

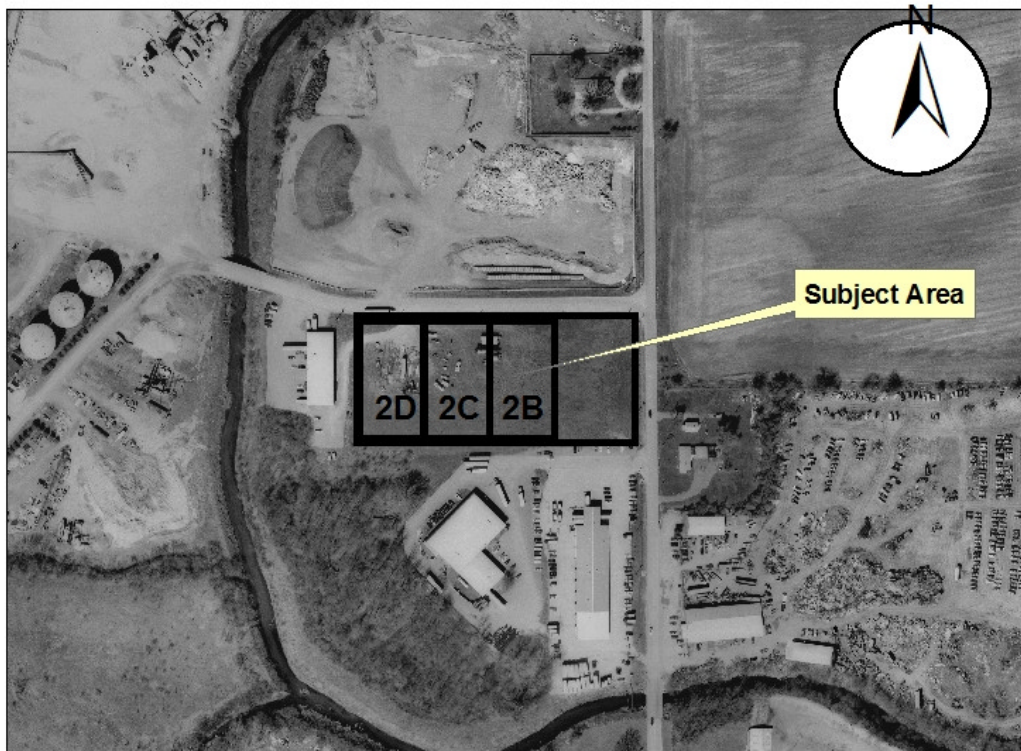


Plan Case: 1877-SU-03
Portland Cement Concrete Plant
Special Use Permit

Prepared January 6, 2004 by Community Development Services - pal

- City Boundary
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation

Exhibit "E": Aerial Photo



Plan Case 1877-SU-03
Portland Cement Concrete Plant
Special Use permit

Prepared January 6, 2004 by Community Development Services - pal

Exhibit H: Additional Photos
Plan Case 1877-SU-03
Cement Concrete Plant / Somer Drive



Somer Drive looking west from Lincoln Avenue. Site to the left 119 feet west of Lincoln Avenue.



Somer Drive looking east to Lincoln Avenue. Site on the right.



Somer Drive looking west into University Construction site. Railroad access in distance.

Exhibit H: Additional Photos
Plan Case 1877-SU-03
Cement Concrete Plant / Somer Drive



Adjacent property to the west.



Adjacent property to the south. Coca Cola distribution plant.



Adjacent property to the north across Somer Drive. University Construction.

Exhibit H: Additional Photos
Plan Case 1877-SU-03
Cement Concrete Plant / Somer Drive



Looking west along Somer Drive.
Site on left.



Looking northeast from southwest
corner of site. Lincoln Avenue and
Somer Drive intersection in distance.

Exhibit H: Additional Photos
Plan Case 1877-SU-03
Cement Concrete Plant / Somer Drive



Vulcan railyard and loading
approximately .25 mile from site.
West on Somer Drive.



Existing Builders Supply Concrete
plant on Green Street in Champaign.



Existing opaque fencing around
Green Street site.