



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Jeff Engstrom, AICP, Planner I

**DATE:** January 16, 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.

It is the Plan Commissions' responsibility to make a recommendation to City Council for or against a request for a Special Use Permit. Pursuant to Section VII-4 of the Urbana Zoning Ordinance, the Plan Commission may also recommend such additional conditions as are deemed appropriate or necessary for the public health, safety and welfare, and to carry out the purpose of the Zoning Ordinance.

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 based on its proximity to Frasca Field. The proposed use is not prohibited.

### **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 aggregate slag paving. 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. Drainage 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. 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 adding an educational component to the site. 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 on 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 fence, the actual 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 far below those of the adjacent airport. Exterior lighting will be full-cutoff, which will assure 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**

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.

The Plan Commission shall make a recommendation to the City Council for or against the proposed special use. As part of the Special Use Permit, The Plan Commission may 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 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**

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 2093-SU-08:

1. Recommend approval of the Special Use Permit request, as presented herein; or
2. Recommend approval of 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. 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 forward Plan Case No. 2093-SU-08 to the City Council with a recommendation to **APPROVE** of 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 conform to the requirements for screening and landscaping in Article VI of the Zoning Ordinance.
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.

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

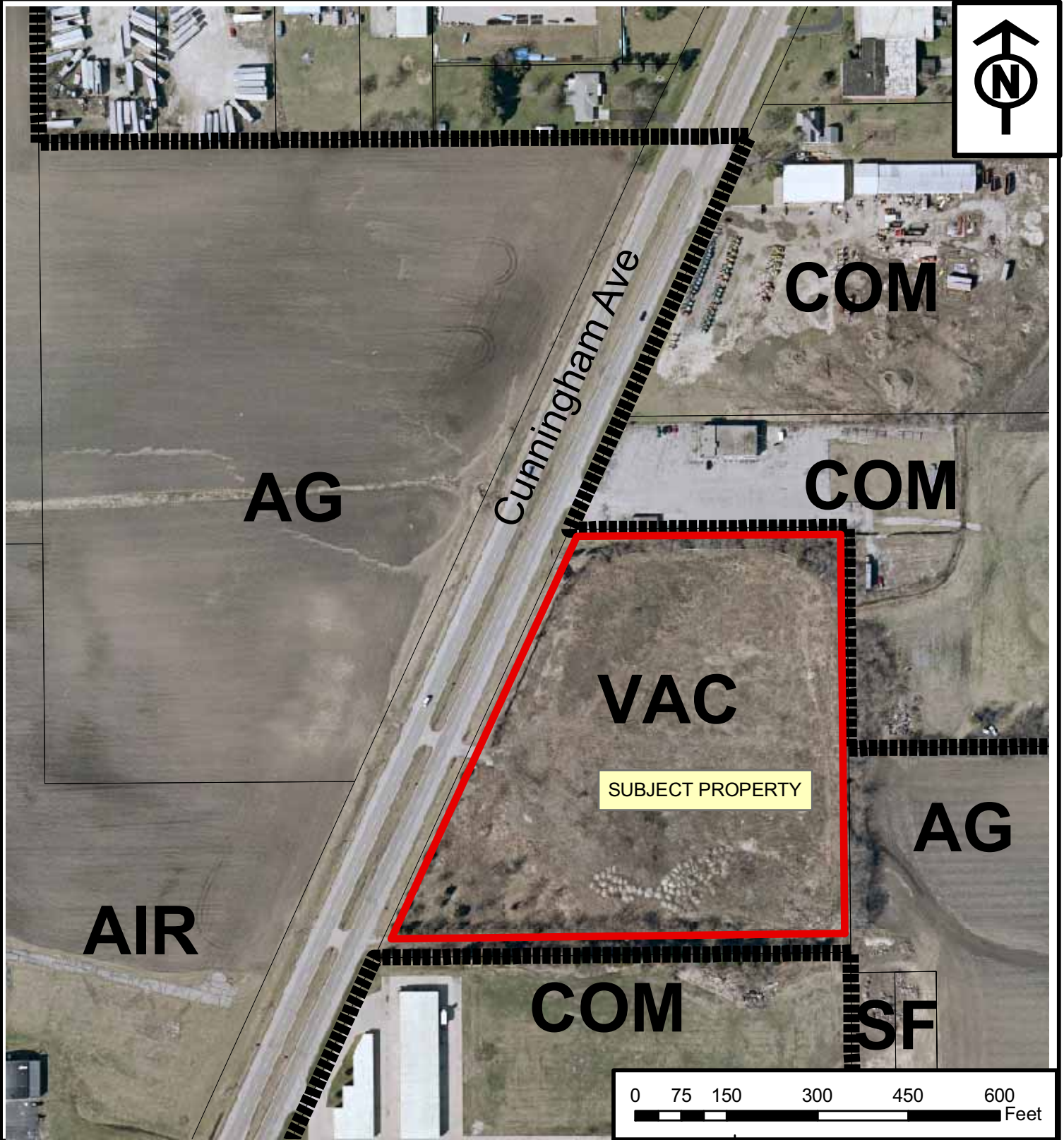
cc: Laura Huth  
Do Good Consulting  
201 W. Green St  
Urbana, IL 61801

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

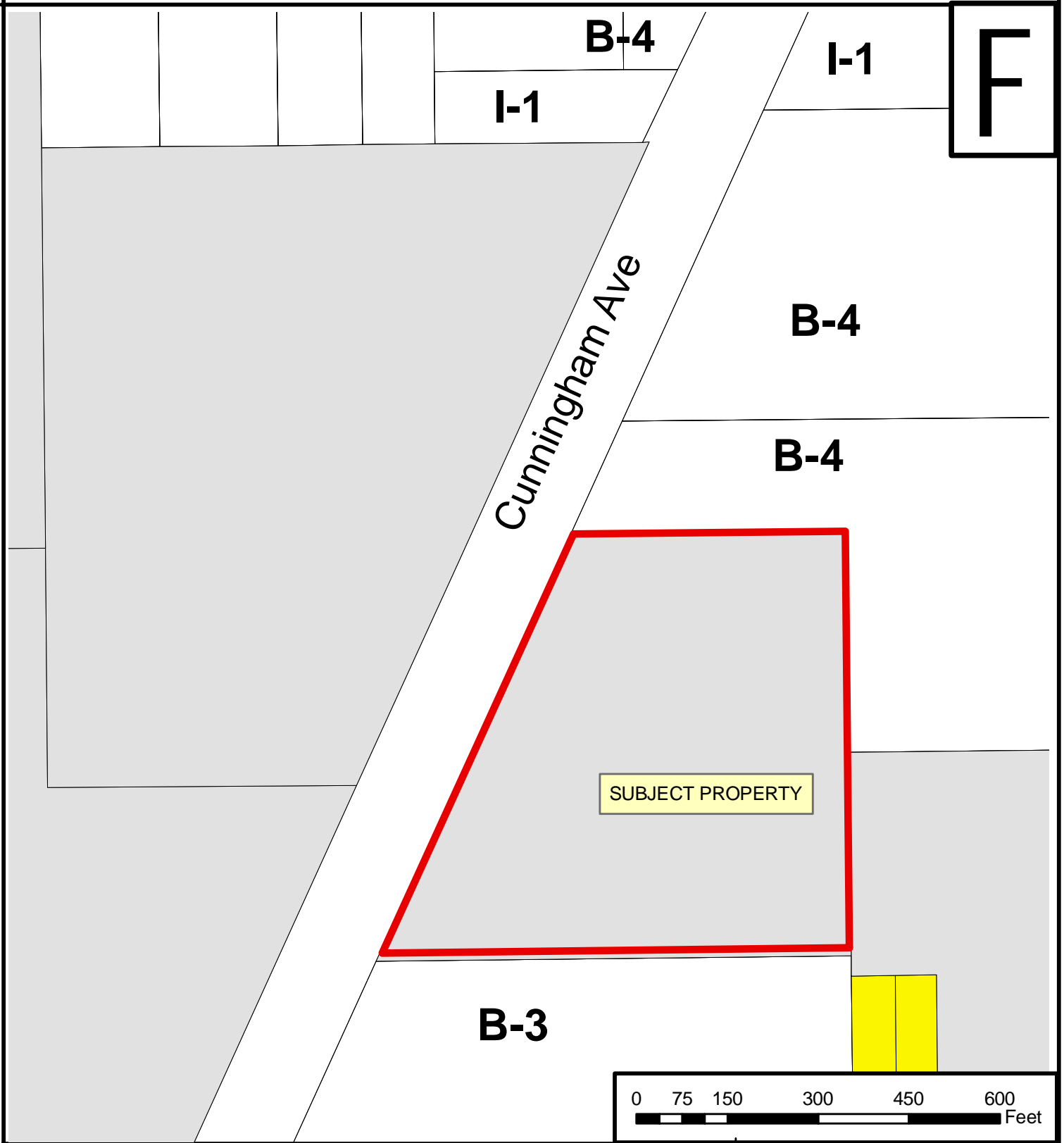
# Exhibit A: Location And Current Land Use Map



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



# 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

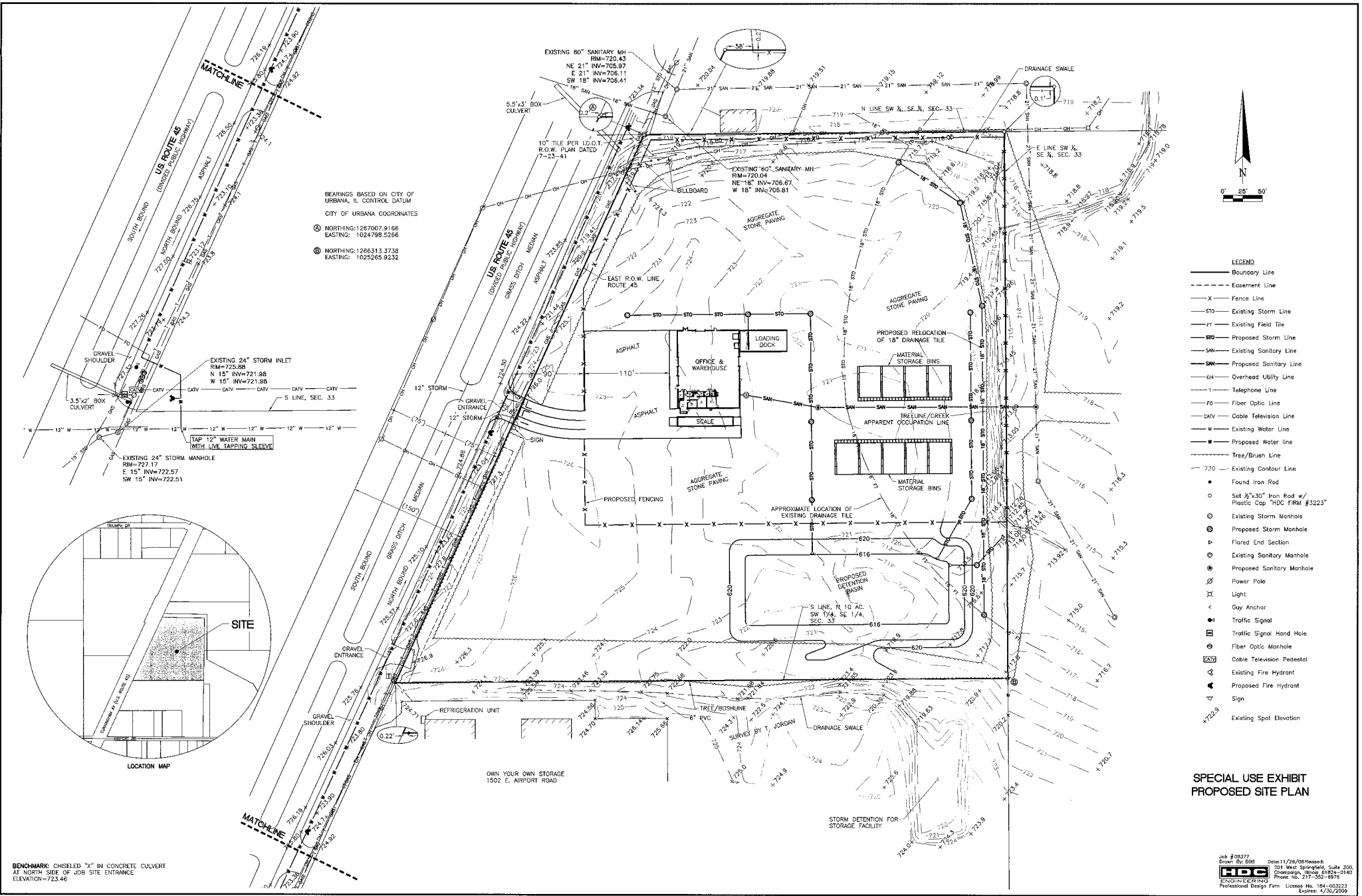
I-1: Light Industrial



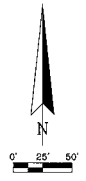
# Exhibit C: Future Land Use Map



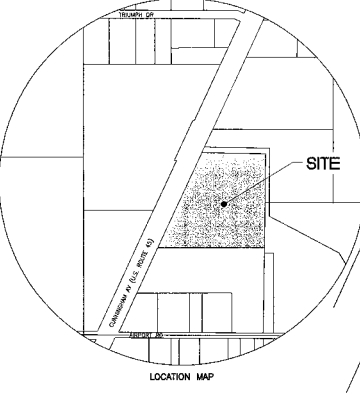
Plan Case: 2093-SU-08  
Description: Mervis Industries Recycling Center SUP  
Location: 3008 N. Cunningham Ave



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-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



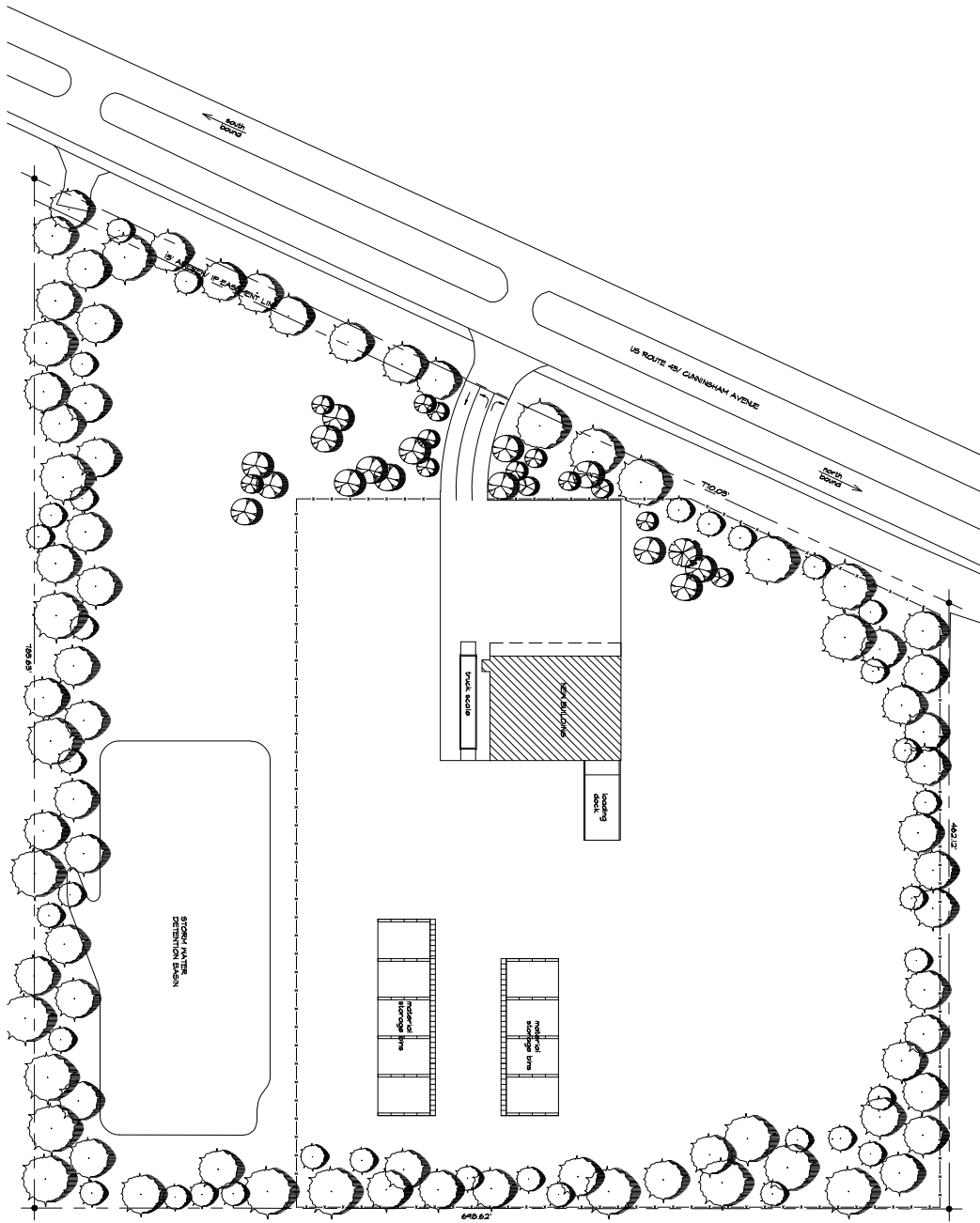
BENCHMARK: CHISELED "X" IN CONCRETE CULVERT  
 AT NORTH SIDE OF JOB SITE ENTRANCE  
 ELEVATION=723.46

**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



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



**SD1.1**

DATE	DESCRIPTION
1/13/09	ISSUED FOR PERMIT
1/13/09	REVISED
1/13/09	REVISED
1/13/09	REVISED
1/13/09	REVISED
1/13/09	REVISED
1/13/09	REVISED
1/13/09	REVISED
1/13/09	REVISED

**MERVA INDUSTRIES/ ADVANTAGE RECYCLING**  
3009 N. CUNNINGHAM AVENUE  
URBANA, IL

**SITE DEVELOPMENT PLAN**

**ARCHITECTURE**  
ENGINEERING  
PLANNING  
INTERIOR DESIGN

**smithburnett architects**

2014 WEST 1000 AVENUE  
URBANA, ILLINOIS 61702-1000  
PHONE 309.243.4444 FAX 309.243.4444

**CONTRACTOR**

**PERMITTING**

**DATE**

DATE	DESCRIPTION	BY	DATE