



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### memorandum

**TO:** The Urbana Plan Commission

**FROM:** Kevin Garcia, AICP, Planner II

**DATE:** September 29, 2017

**SUBJECT:** **Plan Case 2313-SU-17:** A request by Roanoke Concrete Products, Co. for a Special Use Permit to establish a Ready-Mix Concrete Plant and Material Recycling Center at 3202 North Lincoln Avenue in the IN-2, Heavy Industrial Zoning District.

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### Introduction

Roanoke Concrete Products, Co. has applied for a Special Use Permit to establish a ready-mix concrete plant and materials recycling facility at 3202 North Lincoln Avenue. The Urbana Zoning Ordinance requires that a Special Use Permit to allow the proposed uses in the IN-2, Heavy Industrial district. The area of the property is approximately 47 acres; however, the proposed facility would only require around 11.5 acres. The southernmost 6.5 acres would be reserved for a future road linking Somer Drive to Airport Road to the east. The remaining land would continue to be leased for farming, and may be sold in the future for industrial development.

The Plan Commission must review the Special Use Permit application, hold a public hearing, and make a recommendation to the Urbana City Council. The Urbana City Council must then approve, approve with certain conditions, or deny the application. If approved, the applicant would like to begin operations as soon as possible.

### Background

#### Description of the Site and Surrounding Properties

The property is 47.15 acres of land currently used as farmland. The applicant would like to turn 11.5 acres in the middle of the property into a ready-mix concrete and concrete recycling facility. Vehicles would enter and exit the site from North Lincoln Avenue slightly south of where North Lincoln Avenue turns east (see Exhibit D). On the site, the applicant would construct a machine shed-type building (see Fig. 1) of approximately 7,200 square feet, with a maximum height around 68 feet.



Fig. 1 – Roanoke Facility in Mossville

The surrounding area is industrial and agricultural in nature. To the west (across Lincoln Avenue) are three industrial properties, a single-family rental home, a UPS facility, Coca-Cola bottling facility, and (along Somer Drive) a concrete manufacturing facility. To the north and east are agricultural parcels. To the south is Mack's Twin City Recycling and a single-family rental home.

The following chart identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties (see Exhibits A and B).

Direction	Zoning	Existing Land Use	Future Land Use
Site	IN-2, Heavy Industrial	Agriculture	Heavy Industrial
North	County CR, Conservation-Recreation	Agriculture	Heavy Industrial
East	County I-1, Light Industrial	Agriculture	Residential
South	County I-2, Heavy Industrial	Industrial/Commercial	Heavy Industrial
West	IN-2, Heavy Industrial	Industrial, Single-Family Rental	Heavy Industrial

### Proposed Use

The proposed use of the Roanoke Concrete site would be ready-mix concrete plant and concrete recycling center<sup>1</sup>. Raw or recyclable materials would be brought to the site and turned into ready-mix concrete and concrete products (pavers, blocks, etc.), then brought to construction sites, or stored on site in the case of concrete products. The building structure would be very similar to other industrial buildings in the surrounding area.

Exhibit D contains a preliminary site plan. The entrance for the facility would be on North Lincoln Avenue between Somer Drive and where Lincoln Avenue turns east. As shown on the preliminary site plan, the proposed facility would occupy an 11.5-acre area in the middle of the site. Roughly 6.5 acres at the southern end of the property would be set aside for the future Airport Road extension. The extension, which was planned in 1998 as long-term project, would link Airport Road to Somer Drive, effectively connecting Cunningham Avenue (Route 45) to North Lincoln Avenue. The remainder of the property would continue to be used as farmland for the immediate future. Given the industrial zoning of the parcel, the farmland may be sold for development in the future. While the site plan submitted with this application is preliminary, the applicant will be required to submit plans that conform with all of the City of Urbana's development regulations prior to beginning operations. The applicant plans to have such plans prepared immediately if the application for a Special Use Permit is successful.

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<sup>1</sup> The U.S. Environmental Protection Agency (EPA) estimates that construction and demolition materials account for more than 60 percent of all material consumption in the United States. The EPA has therefore targeted construction and demolition materials for reduction, reuse, and recovery. ([https://www.epa.gov/sites/production/files/2015-09/documents/rcras\\_critical\\_mission\\_and\\_the\\_path\\_forward.pdf](https://www.epa.gov/sites/production/files/2015-09/documents/rcras_critical_mission_and_the_path_forward.pdf))

The preliminary plans include a fence on the north, west, and south sides of the site of the facility, which would provide screening of the site from North Lincoln Avenue. The fence will need to be a six-to-eight feet solid fence or wall, and a landscape buffer will also be required. The landscape buffer must consist of one tree and three bushes for every 40 linear feet. Staff recommends that a full landscape plan be submitted and adhered to as a condition of the Special Use Permit to show compliance with the screening and landscape requirements of the Zoning Ordinance. In addition to these landscaping requirements, all areas that will be used for truck parking and circulation will need to be paved.

## **Discussion**

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

According to Section VII-4.A 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 property is located in an area of North Lincoln Avenue meant for industrial development. The west side of Lincoln Avenue is developed with heavy industrial uses, including an asphalt plant, asphalt recycling facility, construction materials recycling facility, concrete recycling facilities, and a waste transfer station. The site has convenient access to Interstate 74 and to Interstate 57 via Olympian Drive (once the North Lincoln Avenue extension is opened later this year). The Urbana Comprehensive Plan designates this area of the City for Heavy Industrial uses.

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 concrete facility will not be injurious to the public at this location. The proposed uses will allow for a facility that benefits the public by diverting materials from local landfills and re-using those materials in construction projects locally and throughout the state. While there are two rental residences on Lincoln Avenue near the site, the area is already heavily industrial, and the addition of another industrial use should not be unreasonably detrimental to the area.

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 character of the IN-2, Heavy Industrial District will be preserved with the proposed special use. Setbacks, screening, drainage, and all other applicable development requirements must be met prior to construction and operation of the facility. The proposed development would conform to applicable regulations for the IN-2, Heavy Industrial District.

The Plan Commission shall determine whether the reasons set forth in the applications, and the evidence adduced during the public hearing, justify the granting of the Special Use Permits, and whether the proposed uses 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 uses, and may also recommend such additional conditions and requirements on the operation of the proposed uses 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 conditions that:

1. Regulate the location, extent, and intensity of such uses;
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 the Zoning Ordinance.

### **Summary of Findings**

1. Roanoke Concrete Products, Co. is requesting a Special Use Permit to establish a ready-mix concrete and concrete recycling facility in the IN-2, Heavy Industrial Zoning District.
2. The proposed use is conducive to the public convenience at this location, and is located in an area which already contains heavy industrial uses.
3. The proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located.
4. The proposed use meets the regulations and standards of, and preserves the essential character of the IN-2 district in which it shall be located.
5. The proposed use is consistent with the Heavy Industrial designation, as identified in the 2005 Urbana Comprehensive Plan Future Land Use Map.

### **Options**

The Plan Commission has the following options for recommendations to the City Council in Case No. 2313-SU-17:

1. Recommend approval of the special use permit without any additional conditions.
2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance
3. Recommend denial of the special use permit.

## 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. 2313-SU-17 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITIONS:

1. That the applicant submits final site plans prior to issuance of any site or building permit to ensure that the proposed development will conform to all applicable development regulations for the City of Urbana, and that such plans are approved by the City prior to development of the site.
2. That the applicant submits a landscape plan prior to issuance of any building permit to ensure that proposed landscaping and screening conforms to the City of Urbana Zoning Ordinance standards for screening of industrial storage and required landscape buffers.
3. That the development shall be constructed in general conformance with the approved site plans and landscape plan.
4. That all required Illinois EPA permits be obtained prior to development of the site.




Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Zoning Map  
Exhibit C: Application for Special Use Permit  
Exhibit D: Preliminary Site Plan

CC: Roger Gerichs (Roanoke Concrete Products, Co.)

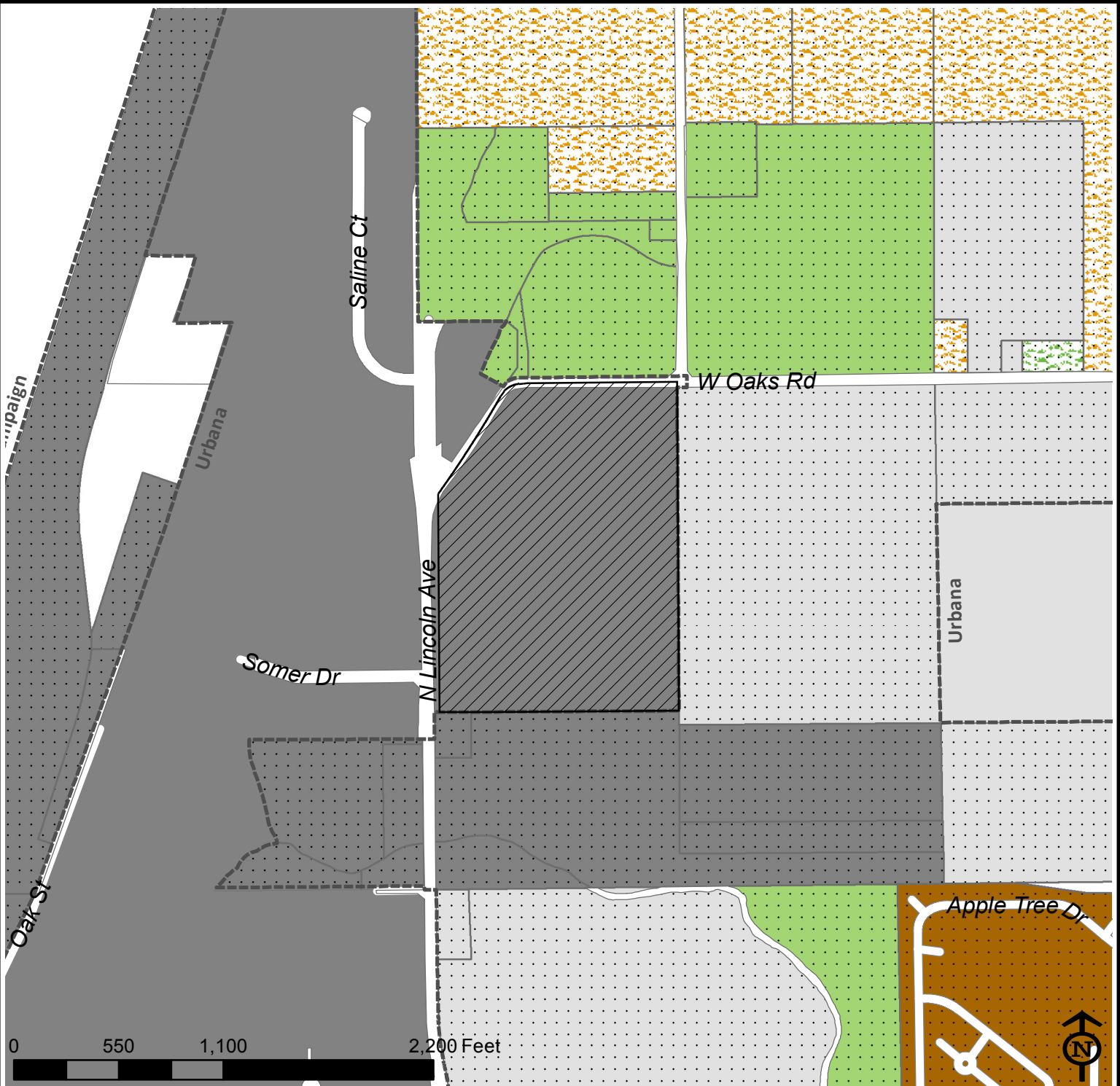
# Exhibit A: Location & Existing Land Use Map













Case: 2313-SU-17  
 Subject: Special Use Permit  
 Location: 3202 North Lincoln Avenue  
 Petitioner: Roanoke Concrete Products

-  Subject Property
-  Approximate Boundary of Proposed Facility
-  Approximate Set Aside for Future Airport Rd

# Exhibit B: Zoning Map



Case: 2313-SU-17  
 Subject: Special Use Permit  
 Location: 3202 North Lincoln Avenue  
 Petitioner: Roanoke Concrete Products

- |  |   |  |
|--|---|--|
|  IN-1             |  AG-2 (County) |  I-2 (County) |
|  IN-2             |  CR (County)   |  R-5 (County) |
|  AG-1 (County)    |  I-1 (County)  |  |
|  Subject Property |  City Boundary |  |



# Application for Special Use Permit

# PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. The Applicant is also responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 08-28-2017 Plan Case No. 2313-SU-17  
Fee Paid - Check No. 034076 Amount \$200.00 Date 08-28-2017

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section \_\_\_\_\_ of the Urbana Zoning Ordinance to allow (*Insert proposed use*) concrete plant, material recycling on the property described below.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Roanoke Concrete Products Co. Phone: 309-698-7882  
Address (*street/city/state/zip code*): 1275 Spring Bay Road, East Peoria, IL 61611  
Email Address: rcpco@frontier.com

#### 2. PROPERTY INFORMATION

Address/Location of Subject Site: North Lincoln Avenue, Urbana, IL  
PIN # of Location: 91-15-32-300-002  
Lot Size: 47.15 acres  
Current Zoning Designation: IN-2 Heavy Industrial  
Current Land Use (*vacant, residence, grocery, factory, etc*): vacant/farmland  
Proposed Land Use: Ready-mixed concrete plant and material recycling  
Legal Description (*If additional space is needed, please submit on separate sheet of paper*):  
SECTION 32-T20N-R9E (see Attached)



### 3. CONSULTANT INFORMATION

**Name of Architect(s):** BLDD ARCHITECTS Phone: 844-784-4440

Address (*street/city/state/zip code*): 106 S. NEIL STREET CHAMPAIGN, IL 61820

Email Address:

**Name of Engineers(s):** MOHR & KERR ENGINEERING & LAND SURVEYING PC Phone: 309-692-8500

Address (*street/city/state/zip code*): 5901 N PROSPECT ROAD #6B PEORIA, IL 61614

Email Address: sdkerr@mohrandkerr.com

**Name of Surveyor(s):** MOHR & KERR (SAME AS ABOVE) Phone:

Address (*street/city/state/zip code*):

Email Address:

**Name of Professional Site Planner(s):** MOHR & KERR (SAME AS ABOVE) Phone:

Address (*street/city/state/zip code*):

Email Address:

**Name of Attorney(s):** Brian J. Meginnis - Elias, Meginnis & Seghetti PC Phone: 309-637-6000

Address (*street/city/state/zip code*): 416 Main Street, Suite #1400 Peoria, IL 61602

Email Address: bmeginnis@emrslaw.com

### 4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

**LOCATED IN THE INDUSTRIAL AREA WITH COMPARABLE BUSINESSES ALONG WITH INTERSTATE ACCESS**

Explain how 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.

**ROANOKE CONCRETE PRODUCTS IS WILLING TO MAKE A MAJOR INVESTMENT IN THE CITY OF URBANA. THIS INCLUDES A NEW CONCRETE BATCH PLANT, BUILDING, CONCRETE TRUCKS, ENDLOADERS, CRUSHING PLANT ALONG WITH HIRING A LOCAL WORK FORCE. WE ALSO PROMOTE "SAFETY FIRST"**

Explain how 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.

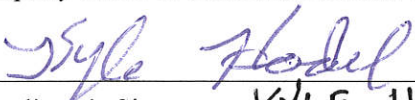
**WE TRIED HARD AND WERE FORTUNATE TO FIND PROPERTY AVAILABLE IN THIS DISTRICT WHERE COMPARABLE BUSINESSES ARE LOCATED**

**NOTE:** *If additional space is needed to accurately answer any question, please attach extra pages to the application.*

**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

  
Applicant's Signature KYLE HOEDEL Date 8/28/17

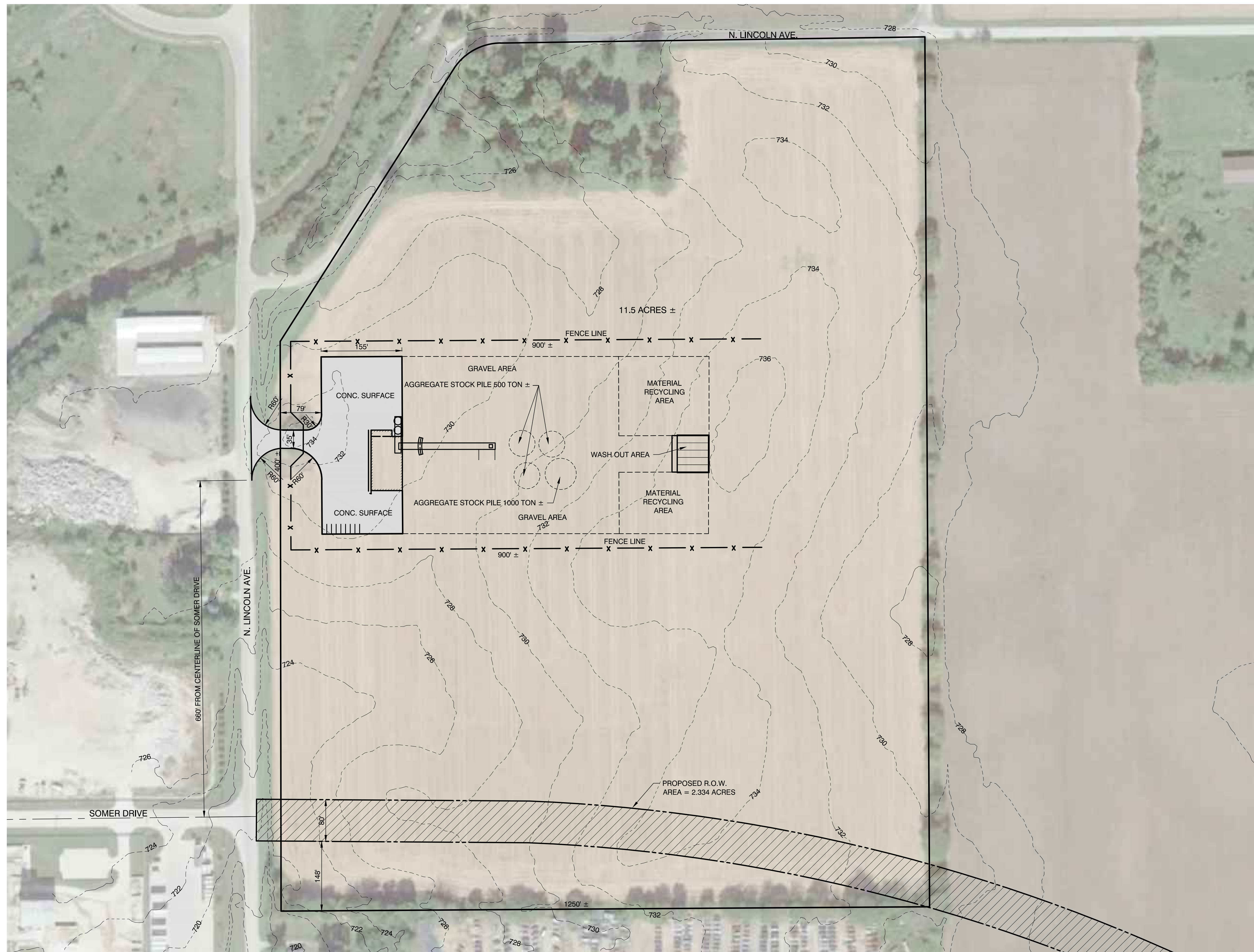
**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

City of Urbana  
Community Development Department Services  
Planning Division  
400 South Vine Street, Urbana, IL 61801  
Phone: (217) 384-2440  
Fax: (217) 384-2367

## Exhibit C - Application for Special Use Permit

### Exhibit A

Beginning at a point 915.18 feet North of the Southwest corner of Section Thirty-two (32), Township Twenty (20) North, Range Nine (9) East of the Third Principal Meridian and running thence North along the West line of said Section Thirty-two (32) to the center of the wagon road running Southwesterly and Northeasterly across the Northwest corner of the Northwest Quarter (NW 1/4) of the Southwest quarter (SW 1/4) of said Section Thirty-two (32), thence running in a Northeasterly direction along the center line of said wagon road to the North line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty-two (32), thence running East along the center line of said Section Thirty-two (32) to the Northeast corner of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty-two (32) and thence running South along the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section Thirty-two (32) to a point on said East line 915.18 feet North of the South line of said Section Thirty-two (32), thence running West on a line parallel with the South line of said Section Thirty-two (32) to the point of beginning, EXCEPT that part dedeed as Tract #2 in Dedication of Right of Way for Public Road Purposes as Document No. 2001R02916, situated in Champaign County, Illinois.



**ZONING**

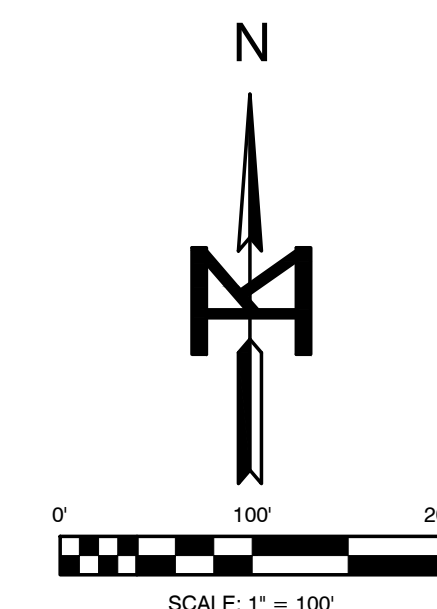
ZONED IN2 - SPECIAL USE

**NOTE:**

DETENTION SHALL BE PROVIDED AND DESIGNED MEETING THE REQUIREMENTS BY THE CITY OF URBANA.

**CONCRETE SITE PLAN**

SCALE: 1" = 100'



REV.	DATE	NATURE OF REVISION	CHECKED

SURVEYED	-
DRAWN	MRC
CHECKED	SDK
SCALE	1" = 100'
DATE	09-25-17

CLIENT: **ROANOKE CONCRETE PRODUCTS**  
 3202 N. LINCOLN AVE.  
 URBANA, IL

TITLE: **CONCRETE SITE PLAN**