



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Economic Development Division*

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

**TO:** Laurel Lunt Prussing, Mayor  
**FROM:** Elizabeth H. Tyler, FAICP, Community Development Director  
**DATE:** September 3, 2009  
**SUBJECT:** **An Ordinance Revising the Annual Budget Ordinance (Solo Cup Screening)**

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**Introduction and Background**

City staff recently met with officials at Solo Cup to discuss a number of business and community concerns, including the extent and effectiveness of landscape screening along the west side of the facility where it abuts residences and the noise impacts of the Solo Cup operations upon these residences.

Solo Cup has investigated the development of a heavy landscape screen along a portion of their property line and is asking the City to cost-share on a 50/50 basis for the plant materials and labor. The more substantial cost of asphalt removal will be borne entirely by Solo Cup.

**Discussion**

Solo Cup has been a long-standing major employer in the City of Urbana. They have been at their current location since 1972 and have about 300,000 square footage of manufacturing and office space. Currently, the factory is operating at full capacity and employs over 460 full and part-time employees operating on multiple shifts. Solo Cup has continued strong during the weak economy. Recent innovations include a “green” line of products made with recycled materials. Solo Cup is also active in the community as a corporate sponsor and has provided a cost-free location for the City’s neighborhood clean-up effort for a number of years.

Over the years, the City has received occasional complaints regarding noise impacts from the Solo Cup plant. The company has been very responsive in making design and operational adjustments to respond to these complaints. Noise impacts vary depending upon the time of year and wind directions. The City has asked Noise Consultant Paul Schomer to review the Solo Cup site and to offer any suggestions to further reduce the noise impacts of the plant.

In a good neighbor effort, Solo Cup is proposing to install a heavy landscape screen along 240 feet of its western boundary through the planting of 40 Arborvitae trees (variety is Thuja Green Giant Evergreen Trees) at a planted height of 7 feet. This species is recommended for landscape screening due to its evergreen, thickly massed, and fast growing characteristics. Installation of the screen will help to visually buffer the Solo Cup operations and will also provide some level of noise attenuation. The landscape screen will be placed along the inside of the Solo Cup property line fence and will result in an increase in the distance between some site operations and the adjacent homes, which will also reduce noise impacts. Residences that will benefit from this improvement include those along Hartle Avenue, East Green Street, and Stout Drive (see attached exhibit for general location).

As shown on the attached aerial photograph, a railroad right-of-way is located between the homes and the Solo Cup boundary. This right-of-way area has a growth of volunteer species along it, but these do not provide a thick or uniform screen and are regularly removed by the railroad and/or utility companies. By planting an evergreen screen on the Solo Cup property, an attractive uniform and permanent screen can be ensured for the benefit of both Solo Cup and the adjoining neighbors.

### **Fiscal Impact**

Solo Cup is asking for a 50/50 cost share with the City for the cost of the landscape plantings and labor. The more substantial effort of asphalt removal will be borne by Solo Cup alone. A cost estimate provided to Solo Cup has a discounted total of \$3,433, indicating the City's proposed share to be approximately **\$1,800**.

This project has not been budgeted as part of the 2009-10 Annual Budget and due to the amount a budget amendment will be necessary. The attached Ordinance proposes to budget up to \$1,800 from the Capital Improvement and Replacement Fund which has a fund balance to cover the request.

City staff believe that this request represents a good example of leveraging private funds for the purpose of community beautification and preservation of our older neighborhoods. For a relatively small outlay of public funds, a major beneficial impact can result for Urbana residents living near the Solo Cup plant.

### **Recommendations**

Staff recommends that the Council adopt the attached Ordinance Revising the Annual Budget Ordinance in order to allow Solo Cup to pursue the proposed planting proposal at the earliest opportunity.

Attachments:

Aerial Photograph of Area  
Contractor's Estimate  
Species Information

Cc: Gene Beckler, Solo Cup Plant Manager  
Tony Peyton, Solo Cup Environmental Health and Safety Manager

**ORDINANCE 2009-09-102**

**AN ORDINANCE REVISING THE ANNUAL BUDGET ORDINANCE**

**(Solo Cup Screening)**

WHEREAS, the Annual Budget Ordinance of and for the City of Urbana, Champaign County, Illinois, for the fiscal year beginning July 1, 2009, and ending June 30, 2010, (the "Annual Budget Ordinance") has been duly adopted according to sections 8-2-9.1 et seq. of the Illinois Municipal Code (the "Municipal Code") and Division 2, entitled "Budget", of Article VI, entitled "Finances and Purchases", of Chapter 2, entitled "Administration", of the Code of Ordinances, City of Urbana, Illinois (the "City Code"); and

WHEREAS, the City Council of the said City of Urbana finds it necessary to revise said Annual Budget Ordinance by deleting, adding to, changing or creating sub-classes within object classes and object classes themselves; and

WHEREAS, funds are available to effectuate the purpose of such revision; and

WHEREAS, such revision is not one that may be made by the Budget Director under the authority so delegated to the Budget Director pursuant to section 8-2-9.6 of the Municipal Code and section 2-133 of the City Code.

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

Section 1. That the Annual Budget be and the same is hereby revised to provide as follows:

FUND:	Capital Improvement and Replacement Fund	
ADD EXPENSE:	Solo Cup Screening	\$1,800
REDUCE:	Fund Balance	\$1,800

Section 2. This Ordinance shall be effective immediately upon passage and approval and shall not be published.

Section 3. This Ordinance is hereby passed by the affirmative vote of two-thirds of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINED:

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

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

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

1505 East Main Street, Urbana, Illinois 61802

**Solo Cup Company**

# Fax

<b>To:</b>	Elizabeth Tyler	<b>From:</b>	H.L. (Tony) Peyton
<b>Fax:</b>	217 384-0200	<b>Pages:</b>	4
<b>Phone:</b>	217 384-2439	<b>Date:</b>	9/2/2009
<b>Re:</b>	Requested DATA	<b>CC:</b>	N/A

**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

Ms. Tyler

Attached is the quote from Ropp's Flower Factory for the proposed arborvitae plants at the Urbana facility. Additionally I have attached an informational message about the plantings.

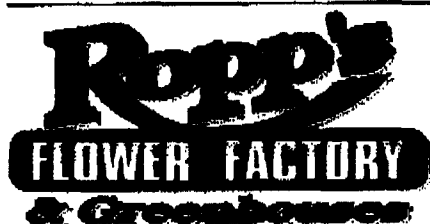
If I can be of any further assistance please feel free to contact me at the below listed numbers.

H.L. (Tony) Peyton

Environmental Health & Safety Manager

Phone #: 365-2446

Fax: 365-2733



# Estimate

		<b>SOLO Cup Company</b>		Price with	Price with	
<b>Customer Name:</b>		1505 E. Main St. Urbana, IL 61802		<b>Tony Peyton</b> <b>Environmental Health &amp; Safety Manager</b>		
<b>Apply Discount</b>		<b>Retail</b>	<b>#</b>		<b>X</b>	
<b>Quantity</b>	<b>size</b>	<b>specimen 1# grade</b>	<b>Unit Price</b>	<b>No Discount</b>	<b>20% Discount</b>	<b>Amount</b>
	3.5-4	dark green arborvite	\$79.99	\$0.00	\$63.99	\$0.00
	4-5'	dark green arborvite	\$89.99	\$0.00	\$71.99	\$0.00
	5-6'	dark green arborvite	\$120.00	\$0.00	\$96.00	\$0.00
	6-7'	dark green arborvite	\$139.00	\$0.00	\$111.20	\$0.00
	7-8'	dark green arborvite	\$179.00	\$0.00	\$143.20	\$0.00
<b>40</b>	<b>7 gal</b>	<b>Arborvitae Thuja Green Giant</b>	<b>\$69.99</b>	<b>\$2,799.60</b>	<b>\$55.99</b>	<b>\$2,239.68</b>
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
<b>40</b>		<b>Sub total</b>		<b>\$2,799.60</b>		<b>\$2,239.68</b>
		<b>we can add mulch to area if you want</b>	<b>\$95.00</b>	<b>\$0.00</b>		
			<b>\$0.16</b>	<b>\$0.00</b>		
<b>4</b>		<b>peat moss</b>	<b>\$5.00</b>	<b>\$20.00</b>		<b>\$20.00</b>
				<b>\$0.00</b>		<b>\$0.00</b>
		<b>we can add drip line if you want</b>	<b>\$12.99</b>	<b>\$0.00</b>		
			<b>sub total</b>	<b>\$2,819.60</b>		<b>\$2,259.68</b>
			<b>SALES TAX</b>	<b>\$197.95</b>		<b>\$173.55</b>
			<b>DELIVERY</b>	<b>\$40.00</b>		<b>\$200.00</b>
<b>26</b>		<b>labor</b>	<b>\$30.00</b>	<b>\$780.00</b>		<b>\$800.00</b>
		<b>labor is a est depends on area</b>	<b>total</b>	<b>\$3,837.55</b>		<b>\$3,433.23</b>



**Tony Peyton**

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**From:** Roger Cramer [4cramers@sbcglobal.net]  
**Sent:** Wednesday, April 15, 2009 12:03 PM  
**To:** Tony Peyton  
**Subject:** Re: Arborvitae Plantings Thuja Green Giant Evergreen Trees  
**Importance:** High  
**Attachments:** keifer 09 007.JPG; keifer 09 006.JPG



hi tony

how is ann doing tell her hi

**Thuja Green Giant Hybrid** has become the most desired privacy tree almost overnight, and for many good reasons. This uniformly conical tree performs well in most any soil. Virtually disease-free and strong-rooted, it responds well to shearing. Durable accent or specimen tree. **Evergreen. Deer resistant. Zones 5 to 9. Grows quickly to 25 to 30 feet tall and 6 to 8 feet wide when planted as a screen. (4 to 5 ft. Apart)**

This very rare hybrid between Western Red Cedar **Thuja plicata** and Japanese Arborvitae **Thuja Standishii**, once established, generally average 3 to 5 feet of growth per year! Elegant and uniform, Green Giant's conical habit needs no shearing or pruning, and is cloaked in dense, dark, evergreen foliage clear to the ground - **a stunning choice for a private screen.**

**i will work up firm prices and available list today and some larger options if you want ????**  
**i think this the best bang for your buck**

**looking at \$30 per for the 7 gal pot 5 -6' tall see attach: picture Thuja Green Giant + labor**

ball park prices dark green arborvitae 6-7' \$135.00 +labor  
 7-8' \$ 160.00 +labor

ROGER L. CRAMER  
 ROPP'S FLOWER FACTORY  
 218 S MELVIN ST.  
 GIBSON CITY IL 60936  
 217 784 5400  
 Dirt Cheap Eats  
 Enjoy fresh food, fresh air, and a fatter wallet by growing your own vegetables

| --- Original Message ---

4/15/2009

**From:** Tony Peyton  
**To:** flowers@ropps.com  
**Sent:** Wednesday, April 15, 2009 11:17 AM  
**Subject:** Arborvitae Plantings

Rob

What we are looking for is a wind break/noise barrier on the west side of our plant facility here in Urbana. I was considering arborvitae trees 6' to 7' tall spaced about 6' apart, would require about 40 trees.

My contact info is

Tony Peyton  
Environmental Health & Safety Manager  
SOLO Cup Company  
1505 E. Main St.  
Urbana, IL 61802

Ph # 217 365-2446  
E:mail [tony.peyton@solocup.com](mailto:tony.peyton@solocup.com)

# Area To Be Screened

240 Feet  
120  
60  
0

