



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, Community Development Director

DATE: March 19, 2003

SUBJECT: **Addition of Territory to the Urbana Enterprise Zone
Central Waste Transfer Facility, N. Lincoln Industrial Subdivision #2**

Introduction

City staff has submitted on behalf of Allied Waste Transportation, Inc., locally operated as Central Waste Services, the attached draft application to amend the Enterprise Zone boundary to add a property located within the North Lincoln Industrial Subdivision #2, where they plan to construct a new Central Waste Transfer and Recycling Facility in order to relocate from their existing facility. As part of the proposed construction, much needed improvements would also be made to portions of North Lincoln Avenue as outlined in the development agreement. The project will include a shop, offices, and a transfer facility for a combined 28,500 square feet of space, with 65 employee, 54 truck, and 5 service parking spaces. A map is attached showing the location of the site.

Background

The preliminary plat for the North Lincoln Avenue Industrial Park Subdivision was originally approved in 1991 as a 15- lot subdivision in North Urbana. Subsequently in 1998, the City of Urbana completed a location analysis to realign North Lincoln Avenue. In 2002, the City and University Construction entered into a development agreement that specifically outlined provisions for improvements to North Lincoln Avenue and for the relocation of Central Waste Transfer and Recycling Facility to a lot in the subdivision. The relocation and the application for the Central Waste Facility to be included in the Enterprise Zone fulfills many of the goals of the Urbana Enterprise Zone Plan, and would fill the local need for a larger waste transfer facility while providing a significant increase to the tax base. Since the original approval of the plat, the subject tract has been annexed into the corporate limits of Urbana. Because the project site is not in the Enterprise Zone, but is adjacent, staff is recommending the property be added to the Zone.

A public hearing to review the company's proposal was conducted on Tuesday, March 18, 2003 at 3:20 p.m. in the Urbana Civic Center. Minutes from that public hearing are attached.

Economic Impact

Central Waste will invest roughly \$4.75 million to relocate and build this new Waste Transfer and Recycling Center in Urbana. A total of five or more new jobs will be created.

With inclusion in the Enterprise Zone, Central Waste would be able to take advantage of the sales tax exemption on building materials during the construction process of their new facility. The area of the subject property is currently under study to determine if a TIF district might create further investment there. If a TIF district is not established, the property would be eligible for abatement of property taxes for five (5) years on the new improvements. The City would still collect utility, sales, and other tax revenues upon the start of operation. The School and Park districts do not abate their real estate taxes.

Staff Recommendation

Staff recommends the Council approve the attached ordinance to add territory to the Urbana Enterprise Zone at its regular meeting scheduled for April 7, 2003. If the ordinance is approved, staff will complete the application for amendment to the Enterprise Zone for signature of the Mayor and forward to the State of Illinois Department of Commerce and Economic Opportunity (formerly the Department of Commerce and Community Affairs) for certification.

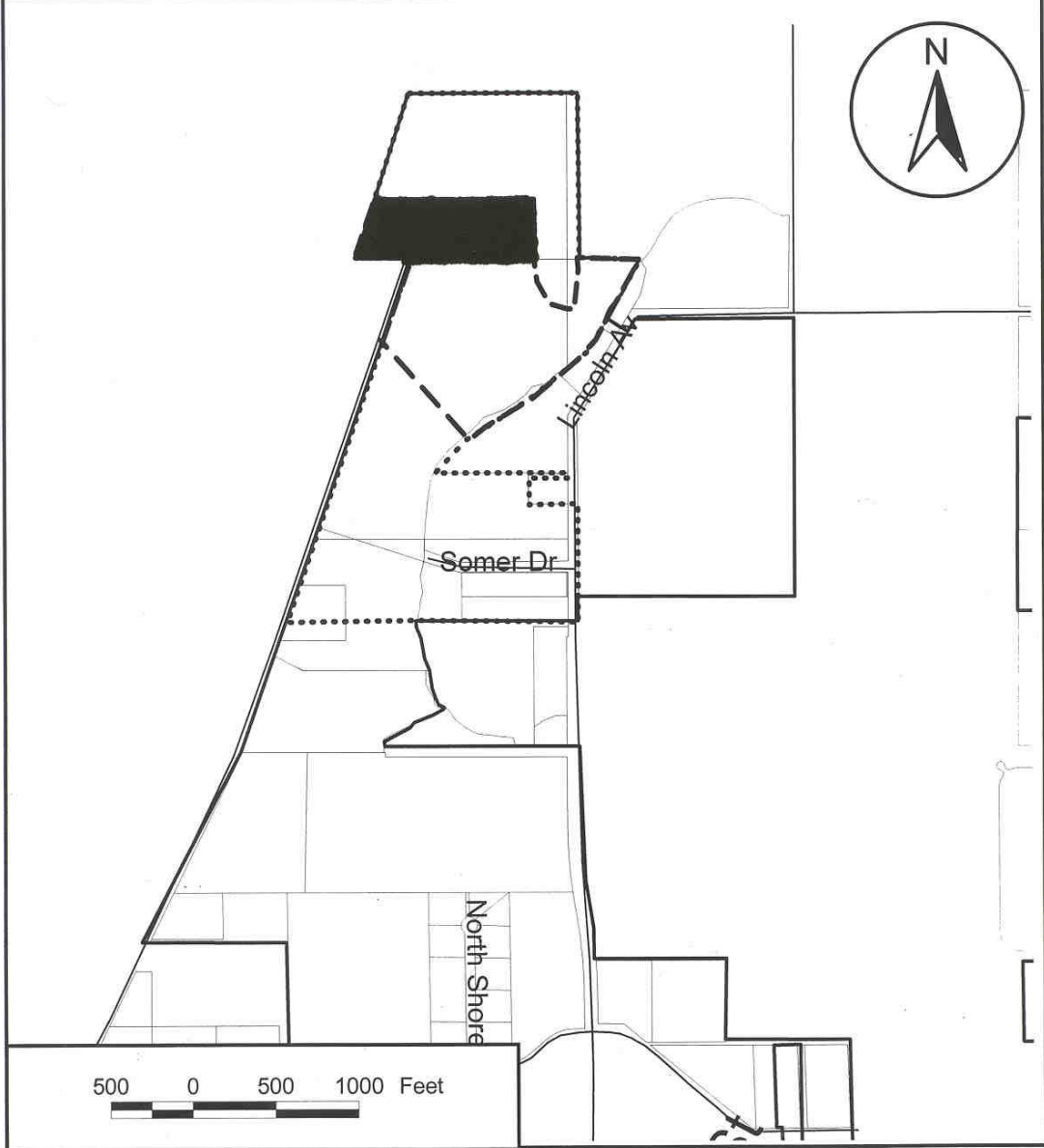
Prepared by: _____
Ryan L. Brault
Redevelopment Specialist

Attachments:

Location Map
Subdivision Plat
Ordinance
Public Hearing Minutes
EZ Application




- c. Council Packets
Hugh Gallivan
J. Michael O'Byrne
Dan Winters

Exhibit "A": Location Map



North Lincoln Avenue Industrial Park
Subdivision No. 2
Final Plat

Prepared May 2, 2002 by Community Development Services - lk

-  City Boundary
-  Preliminary Plat
-  Subdivision No. 2

Ordinance No. 2003-03-028

**AN ORDINANCE APPROVING THE ADDITION OF TERRITORY
TO THE URBANA ENTERPRISE ZONE**

(Central Waste Transfer Facility / N. Lincoln Ave. Industrial Sub. #2)

WHEREAS, on December 3, 1984 the City Council of the City of Urbana, Champaign County, Illinois (the "City") duly passed Ordinance No. 8485-38 entitled, "An Ordinance Designating An Area As An Enterprise Zone", which such ordinance was duly approved by the Mayor on December 10, 1984 (the "Ordinance"); and

WHEREAS, in connection with a review of the Ordinance and the written application made in connection therewith to the Department of Commerce and Community Affairs (now retitled the "Department of Commerce and Economic Opportunity") in accordance with the Illinois Enterprise Zone Act (the "Act"), the City Council, on March 18, 1985, duly passed Ordinance No. 8485-65 entitled, "An Ordinance Amending Ordinance No. 8485-38 entitled, 'An Ordinance Designating An Area As An Enterprise Zone'", which such ordinance was duly approved by the Mayor on March 25, 1985 (the "First Amending Ordinance"); and

WHEREAS, approval of the Enterprise Zone, as designated by the Ordinance and the First Amending Ordinance, was made by the Department by certification of the Ordinance and the First Amending Ordinance effective July 1, 1985; and

WHEREAS, the City Council of the City of Urbana, from time to time, has amended said Ordinance and the Department has so approved by certification of the Amending Ordinance; and

WHEREAS, the City Council now finds it necessary and desirable to further amend the terms of the Ordinance as amended, pursuant to Section 5.4 of the Act; and

WHEREAS, on Sunday, March 9, 2003 the City duly caused public notice to be published in The News-Gazette, a newspaper of general circulation within the certified Enterprise Zone, as amended, and Champaign County, Illinois, of a public hearing to be held within the certified Enterprise Zone, as amended, on the question of whether to alter the boundaries of the certified Enterprise Zone, as amended, by adding certain parcels thereto. Such public notice was published not more than twenty (20) days nor less than five (5) days before the public hearing scheduled for Tuesday, March 18, 2003 at 3:20 p.m.; and

WHEREAS, on Tuesday, March 18, 2003 the City duly conducted a public hearing at 3:20 p.m. at the Urbana Civic Center, 108 E. Water Street, Urbana, Illinois, a location within the certified Enterprise Zone, as amended, at which such public hearing information was presented and public comment was elicited on the questions as specified in the notice as published.

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

Section 1: That Section 2 of the Ordinance, as amended, entitled "Designation and Description of Zone Area", be and the same is hereby further amended to alter the boundaries of the Zone area by adding to such Zone area, as amended, the tract of real estate more particularly described in Exhibit A attached hereto and hereby incorporated by reference, such additional tract being contiguous to the certified Enterprise Zone as amended.

Section 2: This Amending Ordinance shall not become effective unless and until the proposed amendments contained herein are approved by the Department, and the Department issues an amended certificate for the Enterprise Zone established by the Ordinance, as amended, pursuant to the Act, in which such event this Amending Ordinance shall become effective on the first day of the calendar month following the date in which the amended certificate, together with the Ordinance as heretofore and hereby amended, shall be filed, recorded and transmitted as provided in Section 5.3 of the Act.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the _____ day of _____, _____, A.D.

PASSED by the City Council this ____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

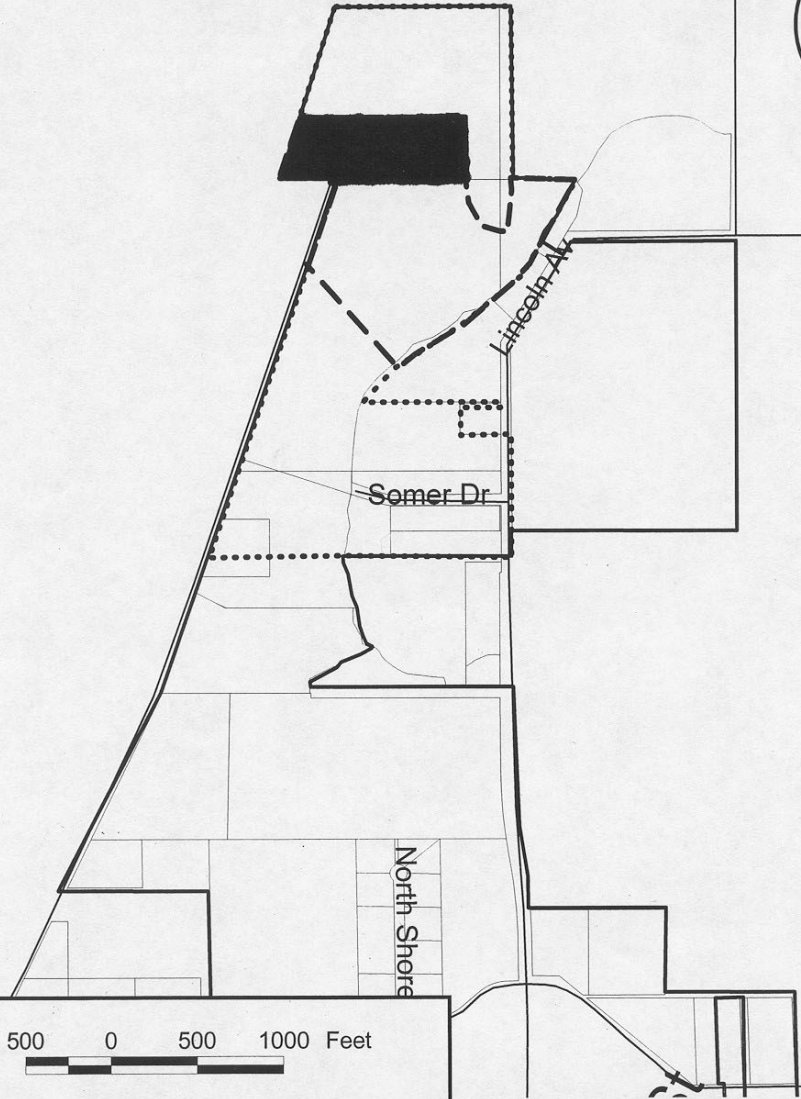
Tod Satterthwaite, Mayor

Exhibit A

Legal Description




Lot 201 of the North Lincoln Avenue Industrial Park Subdivision No. 2, a part of the East one-half of Section 31, and part of the West one-half of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, as recorded on May 30, 2002 as Document No. 2002R17213 of the Champaign County Recorder of Deeds.

Exhibit "B": Location Map



North Lincoln Avenue Industrial Park
Subdivision No. 2
Final Plat

Prepared May 2, 2002 by Community Development Services - lk

-  City Boundary
-  Preliminary Plat
-  Subdivision No. 2

Legal Notice

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT the City of Urbana will conduct a public hearing on Tuesday, March 18, 2003 at 3:20 p.m. at the Urbana Civic Center, 108 E. Water Street, Urbana, Illinois, on the question of whether to alter the boundaries of the certified Enterprise Zone as originally designated by Ordinance No. 8485-38, and as subsequently amended from time to time, by adding certain other territory thereto.

The area proposed to be added to the certified Enterprise Zone includes an 11.367 acre parcel of land, which is contiguous to the Enterprise Zone and located on the west side of proposed Saline Court, a new roadway to be constructed off of North Lincoln Avenue in the vicinity of the approved Central Waste Transfer Facility, being more particularly described as follows:

Lot 201 of the North Lincoln Avenue Industrial Park Subdivision No. 2, a part of the East one-half of Section 31, and part of the West one-half of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, as recorded on May 30, 2002 as Document No. 2002R17213 of the Champaign County Recorder of Deeds.

This proposed amendment to the Enterprise Zone boundary has been initiated by the City of Urbana in connection with planned transfer facility development of this site.

All interested citizens are invited to attend and to express their opinions, especially those persons owning property or residing in the certified Enterprise Zone and those parcels proposed to be added thereto. Persons unable to attend the hearing and wishing to comment may send written comments to:

Elizabeth H. Tyler, Director
Community Development Services Department
City of Urbana
400 S. Vine Street
P.O. Box 946
Urbana, IL 61801-0946
Ph 384-2439

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2439 or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466 or TDY at 384-2447.

ENTERPRISE ZONE PUBLIC HEARING
Central Waste Transfer Facility/North Lincoln Avenue Industrial Subdivision #2
Urbana Civic Center
Tuesday, March 18, 2003
3:20 p.m.

Attendees:

Mayor Tod Satterthwaite, Hearing Officer
Elizabeth H. Tyler, Community Development Director
Kathy Larson, Enterprise Zone Administrator
Ryan Brault, Redevelopment Specialist

Mayor Satterthwaite opened the public hearing 3:20 p.m. by reading the notice of public hearing and asking for public input (copy attached).

There was no public input.

Seeing no comment, Mayor Satterthwaite closed the public hearing.

**ILLINOIS ENTERPRISE ZONE PROGRAM
APPLICATION TO ADD TERRITORY**

OPTION 1

Complete "APPLICATION TO ADD TERRITORY - OPTION 1" if you intend to qualify the proposed addition as an area that provides an immediate (2 years or less) substantial utility or benefit to the established zone and/or its residents or businesses by: creating or retaining specific jobs; or removing or correcting an impediment to economic development which exists in the established zone, or, stimulating neighborhood residential or commercial revitalization.

PART A. LEGAL APPLICANT

Type of Application: Single Joint _____
(If joint application, provide information for each applicant.)

Name of Jurisdiction City of Urbana

Street/P.O. Box 400 S. Vine St. Zip Code 61801
City Urbana County Champaign
Chief Elected Official Mayor Tod Satterthwaite
Zone Administrator Kathy Larson Phone (217) 384-2319
Type of Applicant: City County _____

Name of Jurisdiction _____
Street/P.O. Box _____ Zip Code _____
City _____ County _____
Chief Elected Official _____
Zone Administrator _____ Phone () _____
Type of Applicant: City _____ County _____

Name of Jurisdiction _____
Street/P.O. Box _____ Zip Code _____
City _____ County _____
Chief Elected Official _____
Zone Administrator _____ Phone () _____
Type of Applicant: City _____ County _____

NOTE: Submit original plus two (2) copies. All attachments must be 8-1/2" x 11", excluding maps. The format of this application may be reproduced and completed in an expanded form provided the final application is presented in bound form or loose leaf notebook. All pages must be numbered in sequence and attachments labeled.

PART B. DESCRIPTIVE INFORMATION

1. Total area of the existing enterprise zone: 2.425 square miles
- 2 Area of the proposed addition: Acres 11.367 Square Miles 0.018
- 3 Population of the proposed addition: 0
- 4 Is the proposed addition contiguous with the enterprise zone:
Yes X No

PART C. PURPOSE OF AMENDMENT

Explain why the amendment is being requested.

On April 1, 2002, the City of Urbana entered into an agreement with Allied Waste Transportation Inc., locally operated as Central Waste Services, the waste-processing corporation for central Illinois. The agreement proposed building a new transfer station and recycling facility on 11.367 acres, west of the intersection of North Lincoln Avenue and Oaks Road, north of Interstate 74, on property that is within the Urbana city limits. For this facility to be built, an extensive application and study had to be completed for local siting approval. A key part of the host city agreement was the City's promise to apply for the addition of the transfer facility to the Enterprise Zone. Now that all real estate transactions are completed, all territory annexed to the City, and preliminary site plans prepared, the City can reasonably demonstrate the fact that this significant project is eligible to be included within the Enterprise Zone.

PART D. ELIGIBILITY CRITERION

1. Describe and document the specific development commitment(s) that will occur within the two year period following the proposed boundary change. Such information must include: project scope; estimated cost of the project; timeline for completing project milestones; project start and completion dates; construction plans or schematics; construction permit data; and, evidence of financial commitment from financial institutions and/or local, state or federal government. Indicate the name of the business, the product or service provided and current employment. Project documentation is to be provided or certified by the business(es) involved.

Project Scope

Central Waste Services, a subsidiary of Allied Waste Transportation, Inc. is a company that handles the consolidation and transfer of solid waste to disposal sites and recycling centers. It currently has 52 employees. Central Waste will be investing approximately \$4.5 million into the creation of a new solid waste transfer and recycling facility that will provide a more efficient and environmentally sound method of collecting and transporting waste to regional disposal sites.

Timeline for Completion of Project Milestones

Plans have been submitted. Phase 1 construction to start by April 2003 and complete by October 2003. The total project will be complete by summer 2004.

Construction Plans

See plans attached

Evidence of Financial Commitment

See development and host agreement attached.

2. Describe how, and the extent to which, the above described project impacts at least one of the following:
 - a. job creation or retention;
 - b. removal or correction of an impediment to economic development that exists in the established zone (describe the obstacle to economic activity and indicate the cause, nature, extent and how the obstacle is impacting economic development); or,
 - c. stimulation of neighborhood residential or commercial revitalization.

Job Creation or Retention

A total of 5 new positions will be created to staff the new facility.

Correction of Impediment to Economic Development & Commercial Revitalization

Although the area is close to the intersection of a major interstate this industrial area has received little private investment due to a lack of suitable infrastructure and inadequate roadways. Most of the area at the north end of Lincoln Avenue was not in the city limits until very recently. Several construction enterprises and some manufacturing facilities

dominate the area on what could be considered one of the most visible industrial corridors in Urbana. Improvement of Lincoln Avenue in this area and the addition of a new facility could greatly improve the image and attractiveness of the area for future development. A study has been done suggesting the widening and improvement of North Lincoln Avenue to better accommodate industrial uses and to connect it to Olympian Drive along a realigned path. Right of way would be acquired and \$750,000 worth of improvements to a section of North Lincoln would be invested as part of the agreement with Central Waste, benefiting the entire area.

PART E. DEVELOPMENT GOALS AND OBJECTIVES

Describe how the proposed boundary change meets specific objectives of the local enterprise zone program and plan.

The proposed Enterprise Zone boundary expansion would assist the City in meeting the following development goals as identified in the Urbana Enterprise Zone Plan submitted to the Illinois Department of Commerce and Community Affairs in December 1984:

- 1. To attract and retain private sector investment in the City of Urbana Enterprise Zone that directly benefits the residents therein in a manner which will increase and diversify the economic base of the City of Urbana.*
- 2. To create employment opportunities and develop ways and means to retain jobs within the City of Urbana Enterprise Zone.*
- 3. To achieve a pro-active stance towards economic development within the Enterprise Zone that will be viewed in a positive manner by investment decision makers.*

By approving this application to add territory to the City of Urbana Enterprise Zone, DCEO would enable the City to meet the three above stated objectives. These objectives when achieved, create the necessary economic opportunities that its citizens desire and, in turn, makes Urbana a more viable and livable city.

It is important to note here that this land was not in the city limits in 1985 when the Zone was established, but very likely would have been included under original application eligibility criteria.

PART F. COMMUNITY SUPPORT

Describe the input, assistance, resources and commitments which public and private sector entities provided in the development of this application or will provide in the implementation of the plan. Letters from individuals, business, labor, community or other groups in support of this application may be attached. However, letters of commitment in support of activities (e.g., technical assistance, financial assistance, business management information, jobs, job training and other appropriate types of assistance or actions) which will help to accomplish the objectives of the proposed addition are of greater significance.

The City of Urbana provided much assistance to Central Waste in order to make this project happen, including costs of extending Lincoln Avenue, construction of a realigned bridge, this application for extension of the Enterprise Zone, incorporation of the property on which the facility is planned to be sited, review of documentation and plans, and application for environmental siting approval. Mr. Rod Fletcher of the City of Urbana Engineering Department did much of the research on cost and benefits as well as engineering analysis. In addition, University Construction has agreed to certain terms as outlined in a development agreement and will be handling the construction of the new facility. Central Waste has submitted all necessary applications and preliminary site plans in order to complete the project. Earthwork has already begun on the site and construction is expected to begin on schedule. Some information in this report including project investment and job information was provided by Central Waste.

PART G. APPLICANT CERTIFICATION

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant.

CERTIFYING REPRESENTATIVE:
(To be signed by the Chief Elected Official or Designee)

City of Urbana
Designating Unit of Government

Chief Elected Official or Designee

Date

Mayor
Title

CERTIFYING REPRESENTATIVE:
(To be signed by the Chief Elected Official or Designee)

Designating Unit of Government

Chief Elected Official or Designee

Date

Title

CERTIFYING REPRESENTATIVE:
(To be signed by the Chief Elected Official or Designee)

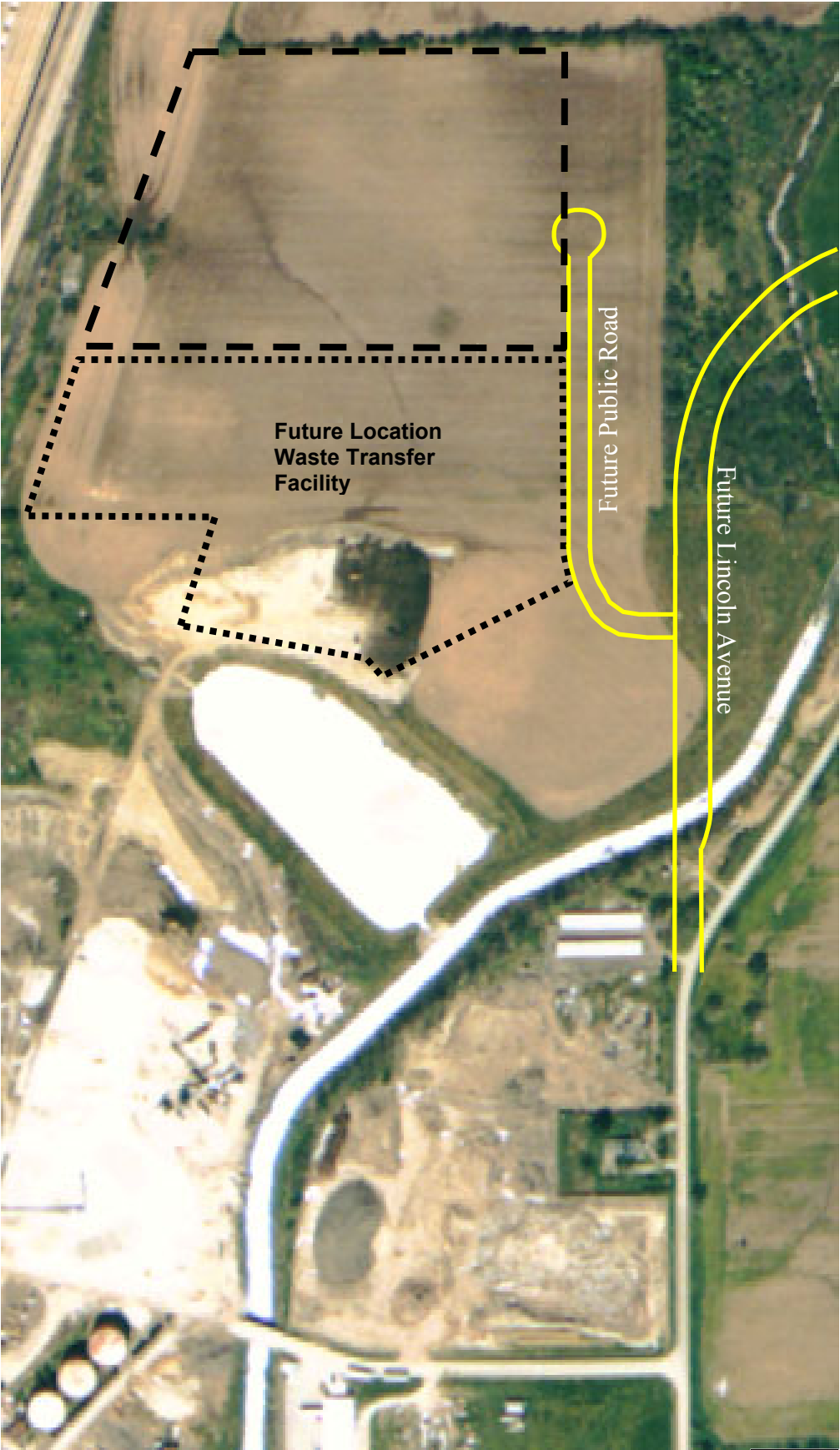
Designating Unit of Government

Chief Elected Official or Designee

Date

Title

Exhibit "B"



**Community
Development
Services**

**Central Waste Transfer
and Recycling Facility**

Prepared January 29, 2001 by pal

