



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning and Economic Development Division*

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

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Planning Manager

**DATE:** October 31, 2001

**SUBJECT:** **Amendment to Agreement Between the Urbana & Champaign Sanitary District and the City of Urbana Concerning Improvements to the Woodland Park Neighborhood (1802-DA-01)**

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**Introduction & Background**

On February 27, 1990, the Community Development Commission adopted the Woodland Park Neighborhood Plan for an area containing approximately 50 residences located northeast of Downtown Urbana immediately west of the Urbana Park District's Woodland Park (now known as AMBUCS Park) and the Urbana & Champaign Sanitary District's (UCSD) Northeast Treatment Plant. This Plan set forth a strategy to negotiate an agreement with the UCSD to address two areas of particular concern to neighborhood residents: acquisition and clearance of North Hickory Street extended and reconstruction of the one-block section of Cottage Avenue between University Avenue and the UCSD service entrance at the east end of Park Street. The agreement was initially adopted on September 6, 1994 and the Woodland Park Neighborhood Plan was subsequently adopted by the City Council in November 1995. The Agreement was then replaced with an updated version on April 21, 1997 (copy attached).

The Agreement provided for the rezoning of ten parcels to the Conservation, Recreation, and Education (CRE) zoning district (listed in Section 5 of the Agreement and shown in Attachment A to the Agreement). While the Zoning Ordinance provisions for the CRE District allow a "Sewage Treatment Plant" with a Special Use Permit, the Agreement further limited the UCSD from using these parcels for sanitary treatment facilities or for storing or holding waste materials.

Since its adoption in 1994, the primary goals of the Agreement have been accomplished, in that North Hickory Street extended has been cleared of deteriorated residences and the one-block section of Cottage Avenue between University Avenue and the UCSD service entrance has been reconstructed. The parcels previously occupied by homes along North Hickory Street extended are now owned by the Sanitary District and are currently vacant.

The UCSD is now requesting an amendment to the agreement to allow facilities associated with the sanitary treatment plant to take place upon four of the designated parcels in the northerly portion of the area. The UCSD owns these parcels and would like to use them for a westerly expansion of an existing biosolids storage pad and for construction of a digester and stormwater clarifier. As noted above, a Special Use Permit will still be necessary for these improvements to take place. The planned improvements are an outgrowth of the UCSD's Long Range Facility Plan.

On September 4, 2001, with recommendations by City staff, Plan Commission and the Comprehensive Plan Steering Committee, the City Council passed a resolution indicating its advisory approval of all components of the Long Range Facility Plan, with the exception of the funding plan. It is anticipated that UCSD staff will submit a Special Use Permit application to the City pursuant to final adoption of the Long Range Facility Plan by the District Board and conclusion of technical review by the Illinois EPA.

As required by the existing Agreement, a neighborhood meeting regarding the proposed improvements was held by UCSD on June 6, 2001. City planning staff was also in attendance at this meeting. Neighborhood residents in attendance at this meeting did not express objections to the proposal.

At their meeting on October 23, 2001, the Community Development Commission considered the proposed amendment and by unanimous voice vote, recommended its approval by City Council. The Community Development Commission had questions about the odor impact of the biosolids storage and the implications of the District's plans to truck biosolids from the Southwest Treatment Plant to the Northeast Treatment Plant. UCSD staff have agreed to attend the November 27, 2001 meeting of the Community Development Commission to respond to these and other questions.

**Discussion**

The proposed amendment to the agreement is attached to this memorandum. It involves the removal of the parcels designated as 91-21-09-306-004, 91-21-09-306-005, 91-21-09-306-006, and the north 578 feet of parcel 91-21-09-301-002 from the restriction on UCSD use for the purposes of sanitary treatment facilities or for storing or holding waste materials set forward in Section 5 of the Agreement (see parcel map attached to the agreement).

This area is approximately 600 feet from any residential use, with open space and landscaping buffering the proposed facilities from existing residences. The proposed amendment will not result in any negative impact upon nearby residents. Specific conditions to protect the area will be reviewed and can be applied by the City as a part of the Special Use Permit process for these improvements.

The proposed amendment is consistent with existing zoning and land use designations for the area. This

area is currently zoned CRE, which allows sanitary district use as a Special Use. Pursuant to the Woodland Park Plan, the future Comprehensive Plan land use plan designation for the area was amended to Institutional, which is consistent with the proposed use.

The Woodland Park Plan references a number of relevant Comprehensive Plan goals and objectives, including those pertaining to compatibility, development and preservation of residential areas, transportation, storm sewers, open space, education, energy conservation, and environmental quality. These and other relevant goals, objectives and policies are identified and discussed in the staff memorandum to the Community Development Commission, dated October 19, 2001.

**Summary of Findings**

1. The proposed Amendment to the Agreement Between the Urbana & Champaign Sanitary District and the City of Urbana Concerning Improvements to the Woodland Park Neighborhood to allow sanitary sewer treatment facilities in the subject area is generally consistent with the overall purpose of this Agreement.
2. The proposed Amendment to the Agreement would be consistent with the current zoning designation for the subject area of CRE, which allows sanitary sewer treatment facilities to take place by Special Use Permit.
3. The proposed Amendment to the Agreement would be consistent with the Comprehensive Plan Land Use designation of the subject area for Institutional use.
4. The proposed Amendment to the Agreement would be consistent with relevant goals, objectives and policies of the Comprehensive Plan, including those pertaining to the provision of sanitary sewer service.
5. The location of the proposed facilities is relatively distant from nearby residents and should not result in a negative impact upon the neighborhood. Any necessary land use protections can be addressed and required through the Special Use Permit process.
6. The proposed Amendment would be consistent with the UCSD Long Range Facility Plan, which will help to provide for expansion and upgrades to sanitary sewer service and to meet current environmental regulations within the entire service area.
7. The proposed Amendment would be consistent with the City Council’s advisory approval of the facilities planning components of the UCSD Long Range Facility Plan.

## Options

The City Council has the following options in Plan Case 1802-DA-01:

- a. approve the proposed Amendment to the Agreement between the UCSD and the City of Urbana Concerning Improvements to the Woodland Park Neighborhood, as presented herein.
- b. approve the proposed Amendment to the Agreement between the UCSD and the City of Urbana Concerning Improvements to the Woodland Park Neighborhood, as modified by specific suggested changes.
- c. Deny the proposed Amendment to the Agreement between the UCSD and the City of Urbana Concerning Improvements to the Woodland Park Neighborhood.

## Recommendation

At their meeting on October 23, 2001, the Community Development Commission recommended that the Council approve the proposed amendment to the agreement between the UCSD and the City of Urbana as presented herein for the reasons set forth in this memorandum. Staff concurs in this recommendation.

Attachments:        Location Maps  
                          Aerial Photograph  
                          Draft Ordinance Amending an Agreement between the UCSD and the City of  
                          Urbana Concerning Improvements to the Woodland Park Neighborhood  
                          Existing Agreement between the UCSD and the City of Urbana Concerning  
                          Improvements to the Woodland Park Neighborhood  
                          Draft Excerpt of Community Development Commission Minutes from the October  
                          23, 2001 meeting

c: Dennis Schmidt, UCSD

ORDINANCE NO. 2001-11-137

**An Ordinance Amending an Agreement With the Urbana & Champaign Sanitary District (Concerning Improvements to the Woodland Park Neighborhood - Plan Case 1802-DA-01)**

WHEREAS, there have previously existed blighting conditions in the Woodland Park Neighborhood of northeast Urbana that were potentially injurious to public health, safety, and welfare; and

WHEREAS, the Urbana City Council has heretofore adopted a Woodland Park Neighborhood Plan as an amendment to the Urbana Comprehensive Plan to guide elimination of blighting conditions in the Woodland Park Neighborhood; and

WHEREAS, on September 6, 1994, by Resolution No. 9495-R8, the Urbana City Council approved an agreement with the Urbana and Champaign Sanitary District to cooperate in implementing certain improvements to the Woodland Park Neighborhood, including creation of an open space buffer between the Woodland Park Neighborhood and the Urbana and Champaign Sanitary District treatment facilities to the northeast through property acquisition and clearance; and

WHEREAS, on April 21, 1997, by Resolution No. 9697-R32, the Urbana City Council approved a replacement to the previous agreement to provide for additional property acquisition and clearance in the 700 block of North Hickory Street (extended); and

WHEREAS, the provisions of the previous agreement have now been largely satisfied through property acquisition, property clearance, and construction

of road improvements, consistent with the Woodland Park Neighborhood Plan; and

WHEREAS, the Urbana and Champaign Sanitary District now desires to remove the three parcels designated as 91-21-09-306-004, 91-21-09-306-005, and 91-21-09-306-006 and the north 578 feet of the parcel designated as 91-21-09-301-002 from a restriction on use for purposes of sanitary treatment facilities or for storing or holding waste materials set forth in Section 5 of the agreement to allow for expansion of an existing biosolids storage pad and for construction of a digester and stormwater clarifier that are proposed as a part of the District's Long Range Facility Plan; and

WHEREAS, a Special Use Permit would be required for any sanitary sewer treatment facility uses proposed for subject parcels under the provisions of the Urbana Zoning Ordinance, as said parcels are zoned Conservation-Recreation-Education; and

WHEREAS, the requested Amendment is generally consistent with the Woodland Park Neighborhood Plan in that it would continue to maintain a substantial buffer between sanitary district facilities and residential uses; and

WHEREAS, the City finds the requested Amendment generally reflects the goals, objectives and policies set forth in the 1982 Urbana Comprehensive Plan, as amended from time to time.

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

Section 1. That an Amendment to the Agreement Between the Urbana and Champaign Sanitary District and the City of Urbana Concerning Improvements to the Woodland Park Neighborhood, in the form of the copy of said Amendment to the Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said Amendment to the Agreement as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

AYES:

NAYS:

ABSTAINED:

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

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

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Tod Satterthwaite, Mayor