



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Reed A. Berger, AICP, Economic Development Coordinator

DATE: September 19, 2001

SUBJECT: **Annexation of four Frasca Tracts**

Introduction

Enclosed are four fully executed annexation petitions submitted by Rudy Frasca, owner of these four tracts of farm land adjacent to Frasca Airport. These tracts were the subject of annexation agreements with the City of Urbana.

Background

These are the same four parcels that Mr. Frasca submitted annexation petitions for over a year ago in our attempt to address the Big Grove initiative. Because those petitions were conditioned on the execution of the annexation agreement within one year from the date of filing, Mr. Frasca signed new annexation petitions that correspond to the four parcels that are to be annexed under the terms of the annexation agreement. Also enclosed is a map that illustrates the tracts as they are referred to in the annexation agreement.

Issues and discussion

subject parcels are split into Tracts "A" through "D". Tract "A" is approximately 28 acres located roughly at the southeast corner of Olympian Drive and Willow Road. Tract "B" is approximately 33 acres and located directly south of Tract "A". Tract "C" is approximately 40 acres and is located south of Oaks Road at Willow Road. Tract "D" is approximately 15 acres and located generally at the northwest corner of Airport Road and Willow Road. All four parcels are currently used for agricultural purposes.

The four tracts are to be annexed into the city with the zoning classification of IN, Industrial. This zoning classification would be consistent with the existing Frasca Airport property in the vicinity. The Urbana Comprehensive Plan currently identifies this area as being planned for airport related uses. Of the four parcels of property, Tracts A and one-half of B are currently zoned Agricultural in the County. The other half of Tract B and all of Tracts C and D are zoned Light Industrial in the County.

The issues related to annexation were considered as a part of the attached annexation agreement approved by the Urbana City Council on June 4, 2001. Annexation of the Frasca tracts at this time is necessary to permit their inclusion in a proposed TIF district.

Recommendation

Staff recommends that Committee of the Whole forward the attached "Ordinance Annexing Certain

Territory to the City of Urbana” to the regular City Council meeting scheduled for 7:30 pm
Monday, October 1, 2001.

Prepared by: _____
Reed Berger, Economic Development Coordinator

c: Mayor Satterthwaite and City Council Members
City Department Heads
Petitioners

ORDINANCE NO. 2001-09-112

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA
(Frasca Tracts)

WHEREAS, the hereinafter described territory is situated in unincorporated territory adjacent to and contiguous to the City of Urbana, Illinois, and is part of the Carroll Fire Protection District and a part of Eastern Prairie Fire Protection District, and includes certain territory within the Somer Township, and Notice was given to the Trustees of said Fire Protection Districts, the Board of Township Trustees, and the Township Commissioner of Highways, said notices being mailed on _____, 2001, that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Monday, October 1, 2001, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the _____ day of _____, 2001; and

WHEREAS, a written petition signed by all of the owners of Record of all land within such territory has been filed with the City Clerk of the City of Urbana, Illinois, requesting annexation thereof to the City of Urbana; and

WHEREAS, there are no electors residing within such territory; and

WHEREAS, the City Council passed Ordinance No. 2001-6-54 on June 4, 2001 approving and authorizing the execution of an amendment of an annexation agreement setting forth the terms and conditions related to the hereinafter described territory; and

WHEREAS, the territory to be annexed by this Ordinance is presently

located within Champaign County's AG-2 Agriculture and I-1 Light Industrial zoning districts and upon annexation will all be zoned IN Industrial upon annexation in accordance with the annexation agreement referenced herein; and

WHEREAS, it has been determined that said petition complies with all requirements of the law therefore; and

WHEREAS, the majority of the Members of the Council are of the opinion that it would be for the best interests of the people of the City of Urbana, Illinois, that said territory be annexed to and made a part of the said City.

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

Section 1. That the following described real estate, viz:

TRACT A

The East 30 acres of the North West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, except the following described tracts:

1.25 acres in the form of a square in the North West Corner of the East 30 acres of the North West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian described as follows:

Commencing at the North West corner of said 30 acre tract, then East along the North line of said Section 33, a distance of 233.345 feet; thence South at a right angle to the last described line a distance of 233.345 feet, thence West parallel to the North line of said Section 33, 233.345 feet, thence North to the point of beginning, subject to the rights of the public in portions of the premises used for highway purposes, and except:

Beginning at the North East Corner of the North West $\frac{1}{4}$ North West $\frac{1}{4}$ of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian; thence South on the East line of the North West $\frac{1}{4}$ North West $\frac{1}{4}$ 208.71 feet; thence West parallel with the North line of said Section 33, 208.71 feet; thence North parallel with the East line of the North West $\frac{1}{4}$ North West $\frac{1}{4}$ 208.71 feet to the North line of said Section 33; thence East on the North line of said Section 33, 208.71 feet to the point of beginning, Champaign County, Illinois.

Containing in all 27.75 Acres, more or less.

Together with the following described adjacent public Right-of-Way which is by operation of the law, automatically annexed with the adoption of an annexation ordinance pertaining to this tract:

That portion of Olympian Drive right-of-way lying adjacent to the herein annexed tract, and not currently within the Urbana City Limits.

Commonly known for reference as 813 E. Olympian Drive and also identified as Parcel Index Number 25-15-33-100-013; and,

TRACT B

The Southwest Quarter of the Northwest Quarter of Section 33, Township 20 North, Range 9, East of the Third Principal Meridian, situated in Champaign County, Illinois, except the easterly 200.00 feet of even width thereof.

Containing in all 33.94 Acres, more or less.

Together with the following described adjacent public Right-of-Way which is by operation of the law, automatically annexed with the adoption of an annexation ordinance pertaining to this tract:

That portion of Willow Road right-of-way lying adjacent to the herein annexed tract, and not currently within the Urbana City Limits.

Commonly known for reference as 3404 N. Willow Road and also identified as Parcel Index Number 25-15-33-100-019; and,

TRACT C

The South Half (S ½) of the North Half (N ½) of the Southeast Quarter (SE ¼), Section 32, Township 20 North, Range 9 East of the Third Principal Meridian situated in the County of Champaign, State of Illinois.

Containing in all 40.00 Acres, more or less.

Commonly known for reference and identified as Parcel Index Number 25-15-32-426-005; and,

TRACT D

The South East ¼ of the South East ¼ of Section 32, Township 20 North,

Range 9 East of the Third Principal Meridian, except the North 15 acres thereof, and except the South 16 rods of the West 50 rods, and except the South 26 and 2/3 rods of the East 30 rods thereof, situated in Champaign County, Illinois.

Containing in all 15.00 Acres, more or less.

Commonly known for reference as 2903 N. Willow Road and also identified as Parcel Index Number 25-15-32-476-013, be and the same is hereby annexed to the City of Urbana, Illinois.

Section 2. That the City Clerk be authorized and directed to record a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Recorder's Office of Champaign County, Illinois.

Section 3. That the City Clerk be authorized and directed to file, for record, a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Office of the County Clerk and County Election Authority of Champaign County, Illinois.

Section 4. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property as IN Industrial upon annexation in accordance with Ordinance No. 2001-6-54 passed by City Council on June 4, 2001.

Section 5. The territory annexed herein is assigned to City of Urbana Ward 5.

Section 6. This Ordinance shall take effect at 12:00 p.m. CDT, October 10, 2001.

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

_____, 2001, A.D.

PASSED by the City Council this ____ day of _____, 2001.

AYES:

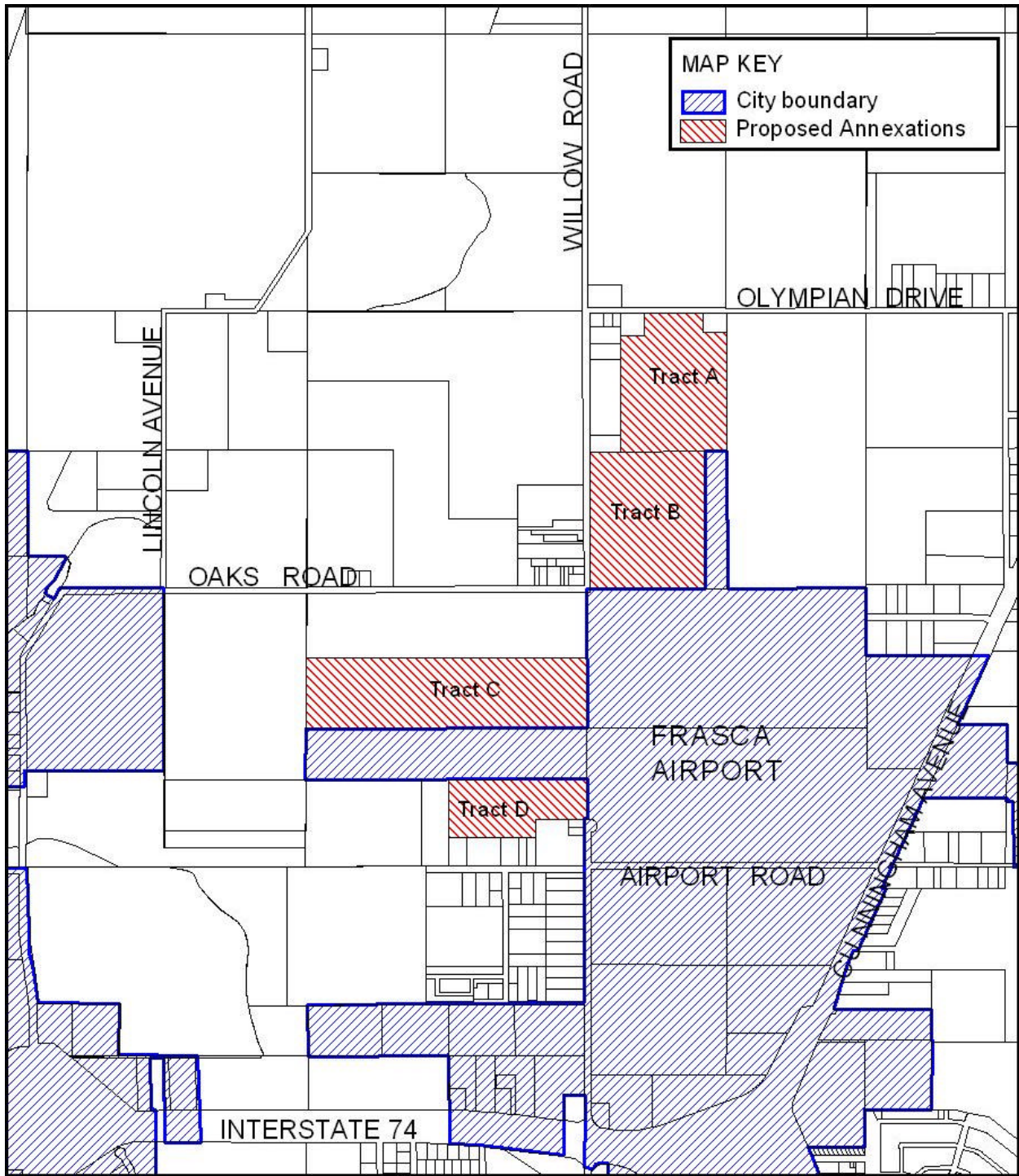
NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2001.

Tod Satterthwaite, Mayor



Proposed Annexations to City of Urbana

Based on Annexation Agreement approved on June 4, 2001 by Ord. No. 2001-06-054

prepared July 18, 2001 by RAB - Community Development Services

