



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

M E M O R A N D U M

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: May 20, 2004

SUBJECT: Annexation of 301 South Pfeffer Road – Eddie and Paula Allen

Introduction and Background

Staff is requesting the City Council consider the attached ordinance on Monday, June 7, 2004 to annex 301 South Pfeffer Road. The undeveloped 0.53 acre tract of property is currently owned by Eddie and Paula Allen. The proposed effective date of the annexation is June 8, 2004.

Issues and Discussion

The property at 301 South Pfeffer Road is currently contiguous to the city limits from the east. Eddie and Paula Allen purchased the property and intend to develop a single-family house. Since the property is located within 200-feet of a sanitary sewer, connection to the sewer is required under the requirements of the Urbana-Champaign Sanitary District. Further, since the development will create a new sanitary sewer service connection, annexation into the City of Urbana is required under the requirements of the agreement between the City and UCSD.

Since the property is immediately contiguous, it can be immediately annexed without the need for an annexation agreement. Any development on the site will be built to the codes and requirements of the City of Urbana.

Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting on June 7, 2004 and approve the ordinance to annex the property located at 301 South Pfeffer Road into the City of Urbana, Illinois effective June 8, 2004 at 12:00P.M.

Prepared by:

Rob Kowalski, Planning Manager

- Attachment #1: Draft Ordinance to Annex 301 South Pfeffer Road
- Attachment #2: Annexation Location Map
- Attachment #3: Annexation Petition submitted by Owners

ATTACHMENT #1 – Draft Ordinance to Annex 301 South Pfeffer Road

ORDINANCE NO. 2004-05-061

**AN ORDINANCE
ANNEXING CERTAIN TERRITORY
TO THE CITY OF URBANA**

(301 South Pfeffer Road / Eddie and Paula Allen)

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 Edge-Scott Fire Protection District, and includes certain territory within the Urbana Township, and Notice was given to the Trustees of said Fire Protection District, the Board of Township Trustees, and the Township Commissioner of Highways, said notices being mailed on May 12, 2004, that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Monday, June 7, 2004, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the 18th day of May, 2004; and

WHEREAS, a written petition signed by all of the Owners of Record and at least fifty-one percent (51%) of the electors residing therein, 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, the territory to be annexed by this Ordinance is presently located within Champaign County's R-3, Residential zoning district and upon annexation will be classified City R-3, Single and Two-Family in accordance with the provisions for direct zoning conversion specified in the Urbana Zoning Ordinance; 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.:

Lot 20, except the South 100 feet in Block 2 in M. W. Busey's Subdivision of part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, as per Plat recorded in Plat Book "C" at page 134, situated in Champaign County, Illinois.

commonly known for reference as 301 South Pfeffer Road, Urbana, Illinois, be and the same is hereby annexed to the City of Urbana, Illinois. The above-described parcel, prior to annexation, has the parcel index numbers 30-21-15-205-053, and following annexation the said parcel should bear the parcel index numbers 91-21-15-205-053.

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 herein above described in the Recorder's Office of Champaign County, Illinois 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 herein annexed as R-3, Single and Two-Family upon annexation.

Section 5. The territory annexed herein is assigned to City of Urbana Ward 6.

Section 6. To avoid uncertainty regarding public safety responsibilities concerning the property herein annexed, this Ordinance shall take effect at noon on the 8th day of June 2004 following its passage by the Urbana City Council.

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 _____, 2004, A.D.

Ayes:
Nays:
Abstain:

PASSED by the City Council this _____ day of _____, 2004.

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2004.

Tod Satterthwaite, Mayor

ATTACHMENT #2 – Annexation Location Map

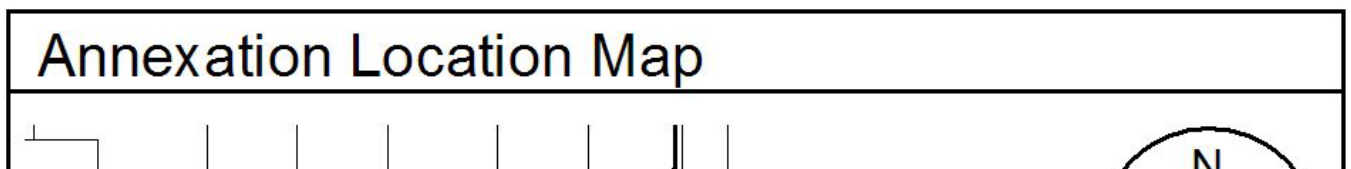
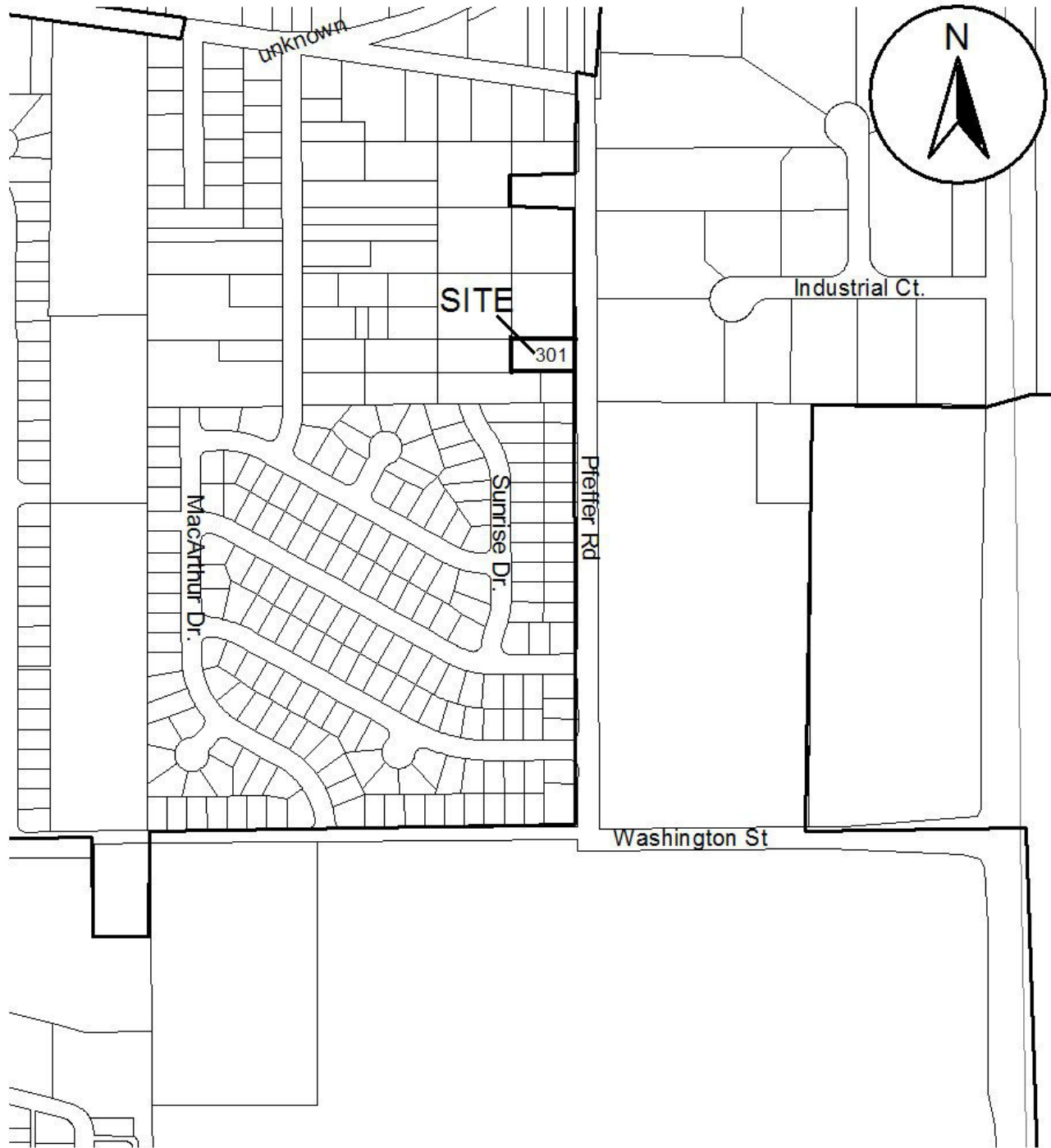



Exhibit "B" Location Map



Annexation Petition
Petitioner: Eddie Allen
Address: 301 South Pfeffer Road
PIN No. 30-21-15-205-053

Prepared by Community Development Services - rgk

 Subject Property

ATTACHMENT #3 – Annexation Petition (not available in digital format)