



**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:** September 30, 2004

**SUBJECT:** Annexation of 2209 North Willow Road

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**Introduction and Background**

Staff is requesting the City Council consider the attached ordinance on Monday, October 4, 2004 to annex 2209 North Willow Road. The 1.00-acre tract of property is located at the northwest corner of Willow Road and Anthony Drive. It is currently owned by Pega Hrnjak and Ivana Bodulic. The proposed effective date of the annexation is October 5, 2004.

**Issues and Discussion**

On July 19, 2004 the Urbana City Council approved Council Ordinance No. 2004-07-081 which approved the annexation agreement and rezoning for the parcel. At this time there are no immediate redevelopment plans for the parcel. The annexation agreement stipulates the allowance of the current use of the property which is a research laboratory for refrigeration and air conditioning prototypes. The agreement also “grandfathered” any existing building code deficiencies (an inspection by City of Urbana Building Safety Division and Fire Department staff did not reveal any safety issues with the property). Any new development of the property will be required to meet all applicable codes of the City of Urbana.

As required by state statute, the appropriate township officials and trustees for the Eastern Prairie Fire Protection District have been notified via certified mail about the pending annexation petition.

**Recommendation**

Staff recommends that the City Council approve the ordinance to annex the property located at 2209 North Willow Road into the City of Urbana, Illinois effective October 5, 2004 at 12:00P.M.

Prepared by:

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Rob Kowalski, Planning Manager

Attachment #1: Draft Ordinance to Annex 2209 North Willow Road

Attachment #2: Annexation Location Map

**ATTACHMENT #1 – Draft Ordinance to Annex 2209 North Willow Road**

**ORDINANCE NO.2004-10-134**

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

**(2209 North Willow Road / Pega Hrnjak and Ivana Bodulic)**

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 Eastern Prairie 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 being given that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Monday, October 4, 2004, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois; 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, on July 19, 2004 the Urbana City Council adopted Ordinance No. 2004-07-081 entitled "An Ordinance Approving and Authorizing The Execution of An Annexation Agreement" for 2209 North Willow Road / Pega Hrnjak and Ivana Bodulic"; and

WHEREAS, the annexation agreement specified above outlines provisions for zoning, land use and development of the tract; and

WHEREAS, the territory to be annexed by this Ordinance is presently located within Champaign County's I-1, Light Industrial zoning district and upon annexation will be classified City B-3, General Business Zoning District in accordance with the provisions specified in the annexation agreement; 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.:

Beginning at a point on the East line of the Southeast Quarter of the Northeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian lying 876.54 feet South 0°40'23" East (assumed bearing) of the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 5, also being the Southeast corner of Country Club Heights First Subdivision; thence continuing South 0°42'23" East 204.30 feet on said East line; thence North 84°24'02" West 30.75 feet to a concrete right-of-way marker; thence South 56°25'09" West 103.14 feet to a concrete right-of-way marker; thence around a curve to the left having a long chord, with a course and length of North 83°19'13" West 102.48 feet, and having a radius of 12004.30 feet for a length of 102.48 feet to an iron pin monument; thence North 0°33'25" West 237.64 feet to an iron pipe monument found in place; thence North 87°41'36" East 218.40 feet to the point of beginning, in Champaign County, Illinois.

PIN: 30-21-05-277-004  
Common address: 2209 N. Willow Road, Urbana, IL

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 B-3, General Business upon annexation.

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

Section 6. To avoid uncertainty regarding public safety responsibilities concerning the property herein annexed, this Ordinance shall take effect at noon on the 5<sup>th</sup> day of October 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

