



**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 Tyler, AICP, Director

**DATE:** March 24, 2006

**SUBJECT:** Annexation of 801 Beverly Drive – Industrial Warehouse/Bruce Johnson

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**Introduction and Background**

City staff are requesting the City Council consider the attached ordinance to annex 801 Beverly Drive. The developed 0.22-acre tract of property is owned by Bruce Johnson and currently used as an industrial warehouse. The right-of-way in front of the property has already been annexed into the City.

**Issues and Discussion**

The property is located on Beverly Drive immediately north of Bradley Avenue and is one of several in the City that is wholly surrounded and is less than 60 acres in size. Under Illinois State Statute, the City can involuntarily annex such properties, though the owner has agreed to sign an annexation petition. The City has been pursuing “filling in” these gaps in order to provide improved emergency response and to reduce confusion for service providers, such as police, fire, and public works. Property taxes for the property would increase an estimated \$250 per year, and the City would receive approximately \$200 per year with this annexation.

Beverly Drive developed as industrial and commercial properties in the County, and individual properties have gradually been annexed into the City over time. The property is currently zoned Champaign County I-2, Heavy Industry, and will automatically convert to City IN, Industrial zoning upon annexation. It is not anticipated that there will be any zoning non-conformities created as a result of annexation. If approved, the annexation would be effective April 4, 2006 at 12:00pm.

**Recommendation**

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council’s regular meeting on April 3, 2006.

Prepared by:

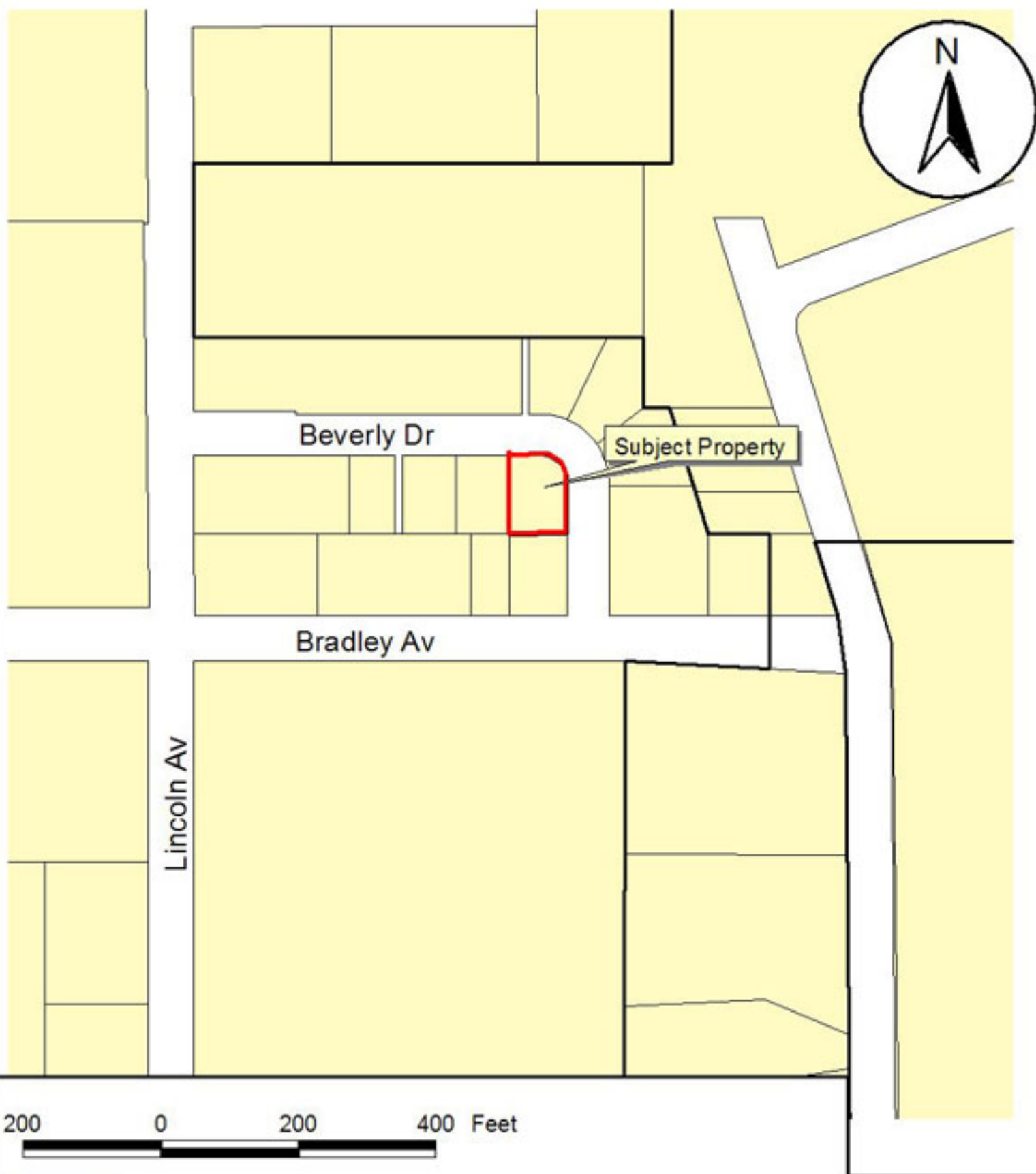
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Matt Wempe, Planner I

Cc: Bruce Johnson  
1801 Willow Road  
Urbana, IL 61802

Exhibit A: Location Map  
Exhibit B: Annexation Plat  
Exhibit C: Signed Annexation Petition  
Exhibit D: Draft Ordinance

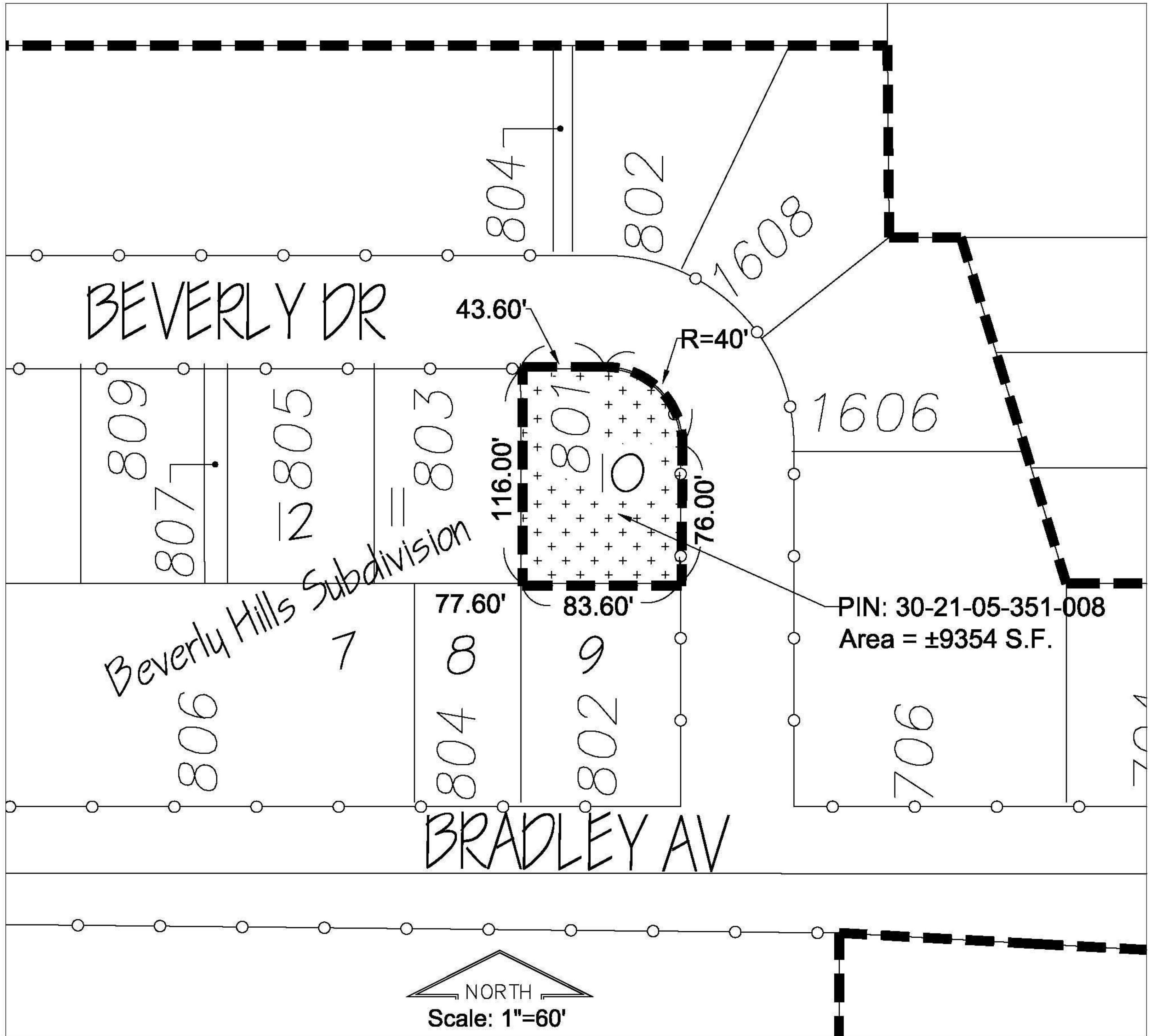
# Exhibit A: Location Map



Plan Case: 2006-A-03  
Petitioner: Bruce Johnson  
Location: Beverly Drive, north of Bradley Avenue  
Description: Annexation Petition for 801 Beverly

Lot 10 in Beverly Hills Subdivision, as per plat recorded in Plat Book "L" at page 76, situated in the City of Urbana, in Champaign County, Illinois.

Said tract containing ±9354 S. F., more or less, all situated in Urbana Township, Champaign County, Illinois.



**MAP SHOWING AREA  
ANNEXED BY CITY  
ORDINANCE #2006-XX-XXX  
CITY OF URBANA, ILLINOIS  
CHAMPAIGN COUNTY  
DATE: MARCH 21, 2006**

AREA OF ANNEXATION	
EXISTING CITY LIMITS	
NEW CITY LIMITS	
RIGHT-OF-WAY	

**ENGINEERING  
DIVISION**

\_\_\_\_\_  
CITY ENGINEER/PUBLIC WORKS DIRECTOR

CAD: B.W.F. 03/20/06  
CHECKED: W.R.G. 03/20/06

ORDINANCE NO. 2006-03-035

AN ORDINANCE  
ANNEXING CERTAIN TERRITORY  
TO THE CITY OF URBANA

(801 Beverly Drive / Bruce Johnson)

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 notices being mailed on March \_\_, 2006 that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, April 3, 2006; 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 I-2, Heavy Industry zoning district and upon annexation will be directly converted to City IN, Industrial; 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.

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

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

Lot 10 in Beverly Hills Subdivision, as per plat recorded in Plat Book "L", at Page 76, situated in the City of Urbana, in Champaign County, Illinois

commonly known for reference as 801 Beverly Drive, 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 30-21-05-354-008, and following annexation the said parcel should bear the parcel index numbers 91-21-05-354-008.

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 IN, Industrial.

Section 5. The territory annexed herein is assigned to City of Urbana Ward 3.

Section 6. To avoid uncertainty regarding public safety responsibilities concerning the property herein annexed, this Ordinance shall take effect at noon on the 4<sup>th</sup> day of April 2006 following its passage by the Urbana City Council.

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

AYES:

NAYS:

ABSTAINS:

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

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

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor