



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, City Planner, Director

DATE: May 18, 2006

SUBJECT: Annexation of 2004 S. Philo Road – Grace United Methodist Church

Description

Grace United Methodist Church is located at 2004 S. Philo Road, and has property both in the City of Urbana (church building) and in unincorporated Champaign County (agricultural parcel). The church currently uses the unincorporated property for agricultural uses to raise funds to support the church’s mission. Per an annexation agreement approved by the City Council, the subject property will be rezoned to R-4, Medium Density Multiple-Family Residential upon annexation.

Issues

An annexation agreement was approved by the City Council on May 15, 2006 (see Ord. No. 2006-05-059). The annexation agreement stated that the property would be rezoned to City R-4, Medium Density Multiple-Family Residential upon annexation. According to Section IV-5 of the Urbana Zoning Ordinance, the zoning would automatically convert to City R-2 unless there is a valid annexation agreement in place which specifies other zoning, as stated in Table IV-1. The annexation agreement also specified that the tract may continue to be used for agricultural cropping and related uses.

Background

The subject property is a three-acre parcel located directly east of the church, and is one of several in the City that is wholly surrounded and less than 60 acres in size. 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.

The property is currently zoned Champaign County R-2, Single-Family Residential, and a recently adopted annexation agreement stipulates that the property will be rezoned to City R-4, Medium Density Multiple-Family Residential zoning upon annexation. The proposed rezoning

was requested by the church trustees in order to have consistent zoning for all of the church's land holdings.

Options

1. Forward the ordinance to City Council.
2. Do not forward the ordinance to City Council.

Fiscal Impact

The City will receive no revenue for the property, as churches are exempt from property taxes.

Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting on June 5, 2006.

Prepared by:

Matt Wempe, Planner II

Cc: Walter Crackel
2004 S. Philo Road
Urbana, IL 61802

Attachments: Exhibit A: Location Map
Exhibit B: Annexation Plat
Exhibit C: Draft Ordinance

ORDINANCE NO. 2006-05-064

AN ORDINANCE
ANNEXING CERTAIN TERRITORY
TO THE CITY OF URBANA

(2004 S. Philo Road / Grace United Methodist Church)

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 Philo Fire Protection District, and includes certain territory within 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 __, 2006 that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, June 5, 2006; and

WHEREAS, an annexation agreement was approved by the Urbana City Council per Ordinance No. 2006-05-059 that stipulated the tract would be rezoned to City R-4, Medium Density Multiple-Family Residential upon annexation, and that the tract could continue to be used for agricultural cropping and related uses; 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-2, Single Family Residence zoning district and upon annexation will be rezoned to City R-4, Medium Density Multiple-Family Residential; 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.:

The South three acres of the East six acres of the following tract:

The North 661.75 feet of the West 789.90 feet of the South ½ of the Northeast ¼ of Section 21, Township 19, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

commonly known for reference as 2004 S. Philo 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 30-21-21-200-027, and following annexation the said parcel should bear the parcel index numbers 91-21-21-200-027.

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-4, Medium Density Multiple-Family Residential.

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 6th day of June 2006 following its passage by the Urbana City Council.

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

AYES:

NAYS:

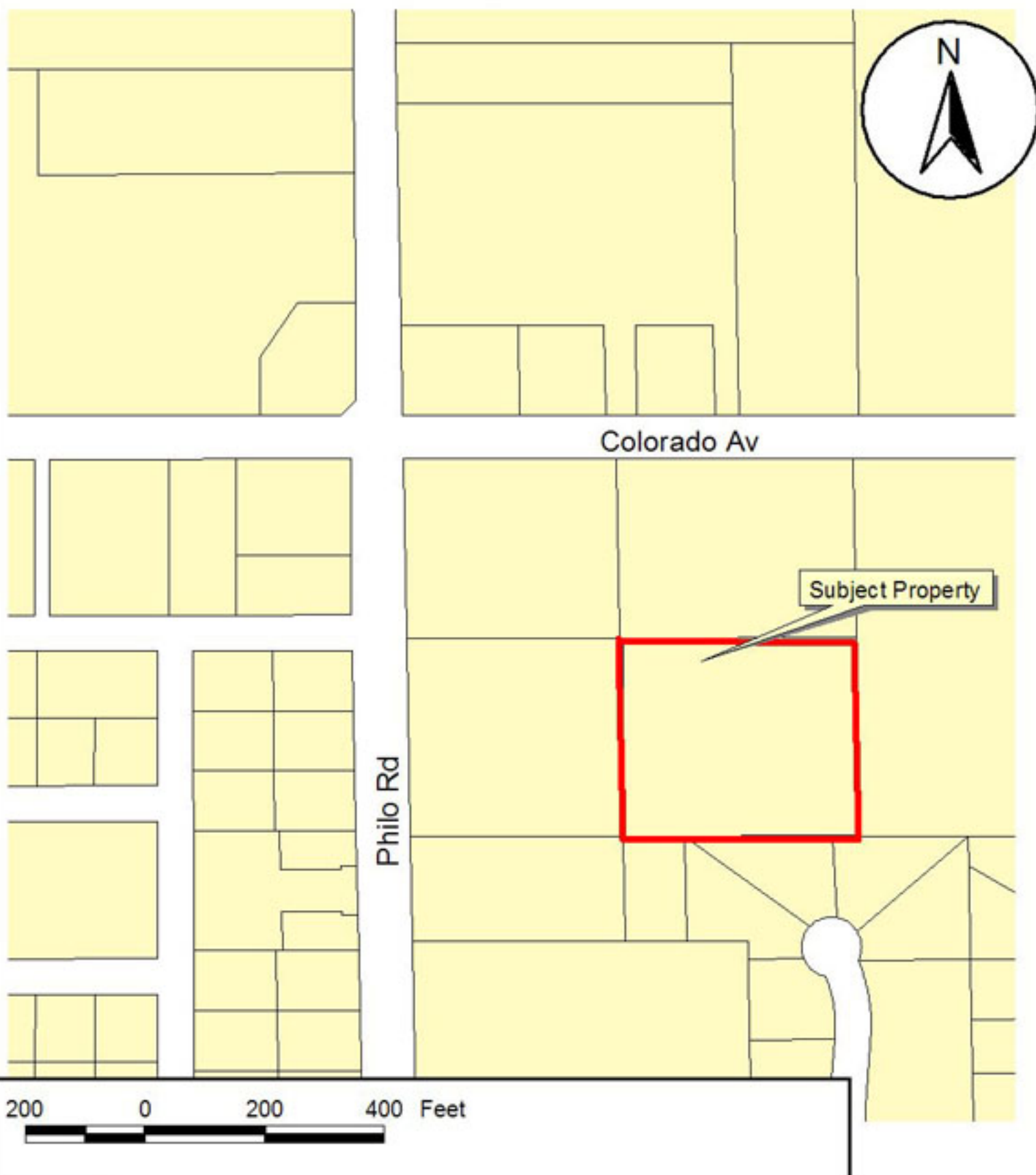
ABSTAINS:

Phyllis D. Clark, City Clerk

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

Laurel Lunt Prussing, Mayor

Exhibit A: Location Map



Plan Case: 2006-A-02
Petitioner: Grace United Methodist Church
Location: East of Philo Road and South of Colorado Avenue
Description: An annexation agreement between the City of Urbana and Grace United Methodist Church, including a rezoning to R-4, Medium Density Multiple-Family Residential