



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development 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: September 11, 2006

SUBJECT: Annexation of 306 East Thompson Street – Matthew Varble

Description

Matthew Varble currently owns a parcel of land located at 306 East Thompson Street in unincorporated Champaign County. Per an approved annexation agreement, the owner has submitted a Petition to Annex in order to annex the subject parcel into the City of Urbana.

Issues

An annexation agreement for 306 East Thompson Street was approved by the City Council at a Special Meeting on July 24, 2006 (see Ord. No. 2006-07-097). 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. Also, the agreement included a list of property maintenance code items that needed to be addressed prior to annexation.

Background

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 petitioner in order to make the existing structure legally conforming.

Although final inspections to confirm completion of the list of items to be addressed per the annexation agreement have not yet taken place at the time of this memorandum, the owner has committed to having those inspections complete and all items addressed to the satisfaction of the Urbana Building Official prior to final adoption of the annexation ordinance. Building safety staff do not anticipate a problem with the completion of these items.

Options

1. Forward the ordinance to City Council with a recommendation for approval.
2. Forward the ordinance to City Council with a recommendation for denial.

Fiscal Impact

Per the original fiscal analysis, based on Champaign County Assessor information, the market value of the property is \$79,058 and the equalized value is \$26,350. Based on Urbana's current tax rate, the City will realize approximately \$350 annually in tax revenues. It should be noted that the transfer of ownership will provide an opportunity to re-assess the property. Assuming the assessed value will be 75% of the sales price of \$198,000, the City can expect approximately \$850-\$900 in annual tax revenues.

Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting on September 18, 2006.

Prepared by:

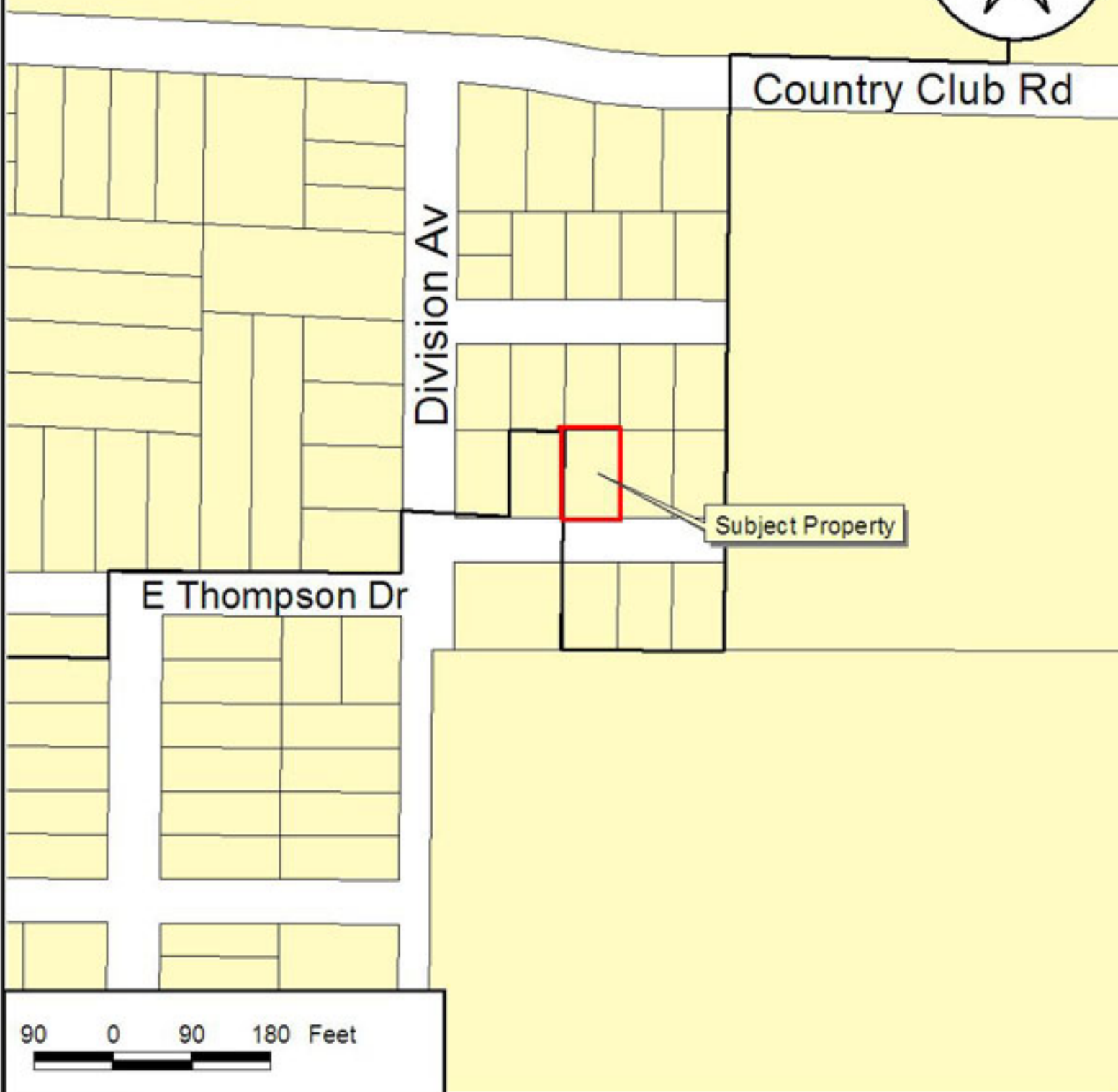
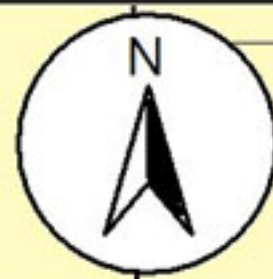
Tom Carrino, Economic Development Manager

Cc: Jeffrey Tock
Harrington & Tock
P.O. Box 1550
Champaign, Illinois 61824-1550

Matthew Varble
1708 Nancy Beth Dr.
Champaign, Illinois 61822-7388

Attachments: Exhibit A: Location Map
Exhibit B: Draft Ordinance

Exhibit A: Location Map



Country Club Rd

Division Av

E Thompson Dr

Subject Property

90 0 90 180 Feet



Plan Case: 2006-A-07
Petitioner: Matthew Varble
Location: 306 E. Thompson, 30-21-08-227-011
Description: Annexation Agreement for 306 E. Thompson

ORDINANCE NO. 2006-09-115

AN ORDINANCE
ANNEXING CERTAIN TERRITORY
TO THE CITY OF URBANA

(306 East Thompson Street / Matthew Varble)

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 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 August 31, 2006 that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, September 18, 2006; and

WHEREAS, an annexation agreement was approved by the Urbana City Council per Ordinance No. 2006-07-097 that stipulated the tract would be rezoned to City R-4, Medium Density Multiple-Family Residential upon annexation; 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.:

A part of the Northeast Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana Township, Champaign County, Illinois, being more particularly described as follows:

Lot 17 in Country Club Manor Subdivision, as per Plat recorded in Plat Book "F" at Page 309, situated in Champaign County, Illinois.

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 Thompson Street right-of-way, being Fifty feet (50') in width, lying adjacent to the herein annexed tract, encompassing 0.071 acres (3095 S.F.), more or less.

commonly known for reference as 306 East Thompson Street, 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 30-21-08-227-011, 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 3.

Section 6. To avoid uncertainty regarding public safety responsibilities concerning the property herein annexed, this Ordinance shall take effect at noon on the 19th day of September 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