



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: March 4, 2004

SUBJECT: Annexation of Approximately 31 acres on three tracts located on the south side of Colorado Avenue approximately 395 feet east of Philo Road. Currently owned by John Hingtgen and Virgil Naugle. Commonly referred to as the "Golladay Property".

Introduction & Background

Staff is requesting the City Council to consider the attached ordinance on Monday, March 15, 2004 to annex three tracts of land totaling approximately 31 acres on the south side of Colorado Avenue approximately 395 feet east of Philo Road. The three undeveloped tracts are currently owned by John Hingtgen and Virgil Naugle. The site is covered by an annexation agreement approved by the City Council on December 1, 2003 under Ordinance No. 2003-12-139. Mr. Hingtgen and Mr. Naugle signed a petition requesting the property now be annexed into the City of Urbana. The proposed effective date of the annexation is March 16, 2004.

Issues and Discussion

The ordinance approving the annexation agreement is attached. The agreement details plans to develop the site with a Senior Retirement Center, 38 residential condominiums and 26 single-family lots. The agreement also outlines the continuation of Colorado Avenue to connect to Stone Creek Boulevard to the east. Upon annexation, Tract I will be rezoned from County R-2, Residential to City B-3, General Business. This three-acre tract is located directly east of the Renner-Wikoff Funeral Home and is intended for the future development of a banquet center to serve the funeral home. Upon annexation Tracts II and III will be directly converted from County R-2 zoning to City R-2, Single-Family Residential zoning. The agreement specifies approval for a Residential Planned Unit Development (PUD) to allow the Senior Retirement Center and the 38 residential condominiums within the R-2 zone.

The agreement also specifies that the details concerning the construction and cost sharing for Colorado are yet to be determined between the City and Developer. At this time staff is meeting with the project engineer to determine the appropriate alignment for the roadway and to calculate the expected cost of construction. Agreement for the construction of Colorado Avenue is expected within the next couple months and development of the site is expected to begin this year.

Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting scheduled on March 15, 2004 and approve the ordinance to annex the property located on the south side of Colorado Avenue approximately 395 feet east of Philo Road into the City of Urbana, Illinois effective March 16, 2004 at 12:00P.M.

Prepared by:

Rob Kowalski, Planning Manager

Attachment #1: Draft Ordinance
Attachment #2: Location Map
Attachment #3: Notice to Annex
Attachment #4: Ordinance No. 2003-12-139, Annexation Agreement

c: John Hingtgen & Virgil Naugle, Renner-Wikoff Funeral Home
Paul Tatman, Tatman Enterprises

ATTACHMENT #1

ORDINANCE NO. 2004-03-024

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

**(Approximately 31 total acres on three separate tracts
located on the south side of
Colorado Avenue approximately 395 feet east of Philo Road)**

WHEREAS, the hereinafter described territory is situated in unincorporated territory adjacent to and contiguous to the City of Urbana, Illinois and includes certain territory within the Urbana Township, and Notice was given to the Trustees of both the Edge-Scott Fire Protection District and Philo Fire Protection District, the Board of Township Trustees, and the Township Commissioner of Highways, said notices being mailed on Wednesday, February 25, 2004, that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Monday, March 15, 2004, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the 2nd day of March, 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 City Council passed Ordinance No. 2003-12-139 on December 1, 2003 approving and authorizing the execution of an annexation agreement; 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 Tract I will be classified B-3, General Business and Tracts II and III will be classified R-2, Single-Family Residential in accordance with the above-referenced 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.:

Tract I:

A part of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, more particularly described as follows:

The North One-half of the East One-half of the West 789.90 feet of the North 661.71 feet of the South Half of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian. Containing approximately 3 acres.

Being the same tract as described in a Warranty Deed, dated April 29, 1992 and recorded in Book 1815 at page 858, as Document Number 92R13184, in the Office of the Recorder of Deeds, Champaign County, Illinois.

PIN# 30-21-21-200-026

Tract II:

The North 661.75 feet of the East 370.04 feet of the West 1159.94 feet of the Southwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois. Containing approximately 5.63 acres.

PIN# 30-21-21-200-034

Tract III:

The North Half of the South Half of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, Except all that part that lies West of the East line of the following described tract of land: The North 661.75 feet of the East 370.04 feet of the West 1159.94 feet of the Southwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois. Containing approximately 22.37 acres.

PIN# 30-21-21-200-035

This property is located on the south side of Colorado Avenue east of Philo Road and west of Stone Creek Boulevard. Tract I lies within the boundaries of Philo Fire Protection District and the Urbana Township while Tracts II and III lie within the Edge-Scott Fire Protection District and the Urbana Township. Tracts I, II and III are all contiguous to the City of Urbana, Illinois.

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 for Tract I and R-2, Single-Family Residential for Tracts II and III upon annexation and in accordance with an annexation agreement approved and authorized on December 1, 2003 by Council Ordinance No. 2003-12-139.

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 16th day of March 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 _____, 20_____, A.D.

Ayes:
Nays:
Abstain:

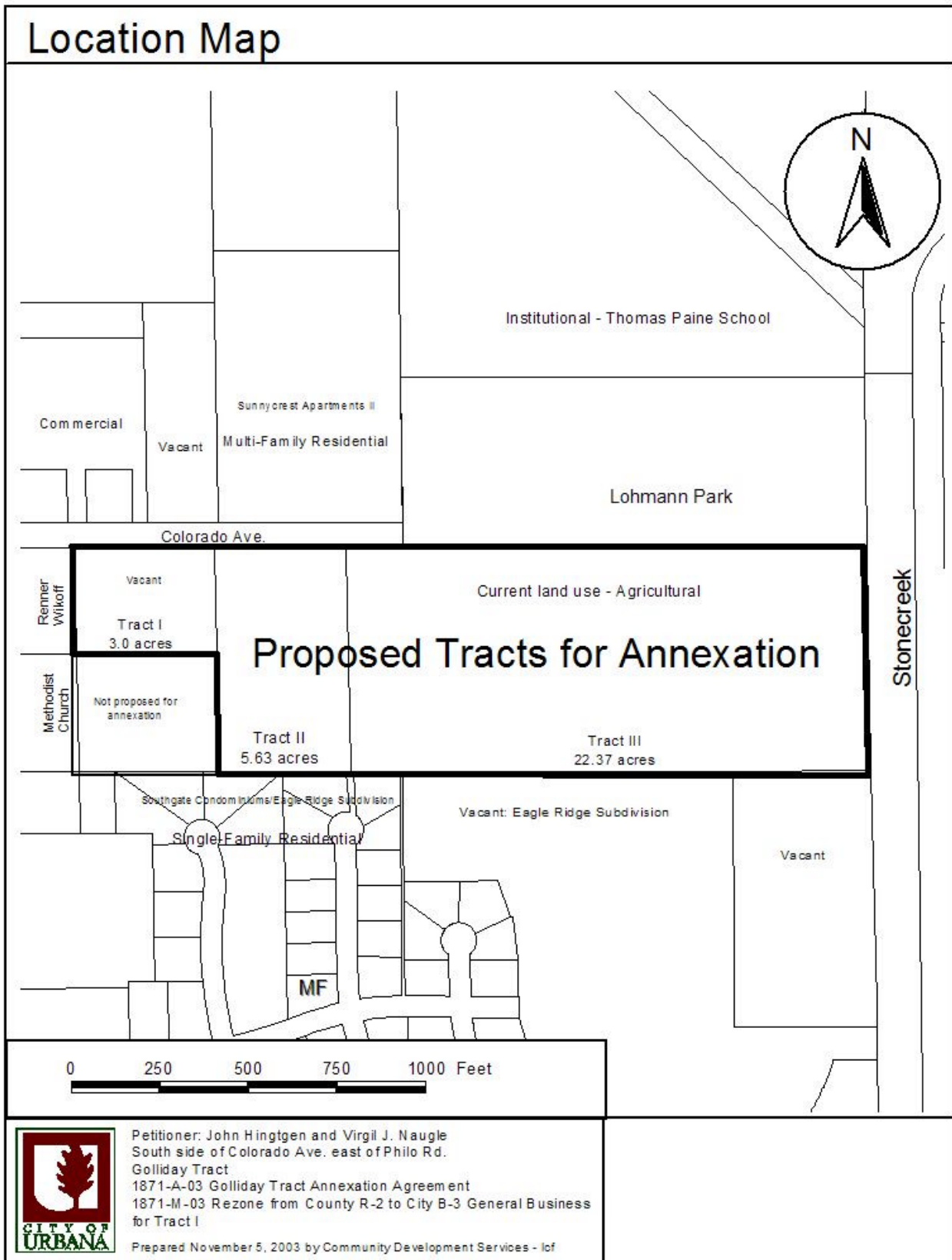
PASSED by the City Council this _____ day of _____, 20_____.

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 20_____.

Tod Satterthwaite, Mayor

ATTACHMENT #2 – Location Map



ATTACHMENT #3 – Notice to Annex

**ATTACHMENT #4 – Ordinance No. 1999-05-035, Annexation Agreement for 1702, 1704,
1706 North Cunningham Avenue**

Not available in electronic format