



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: January 6, 2005

SUBJECT: Annexation of approximately 0.138 acres on a tract located at 407 South Dodson Drive. Currently owned by Homestead Corporation of Champaign-Urbana.

Introduction and Background

Staff is requesting the City Council to consider the attached ordinance on Monday, January 10, 2005 to annex a tract of land totaling approximately 0.138 acres, located at 407 South Dodson Drive. The Homestead Corporation of Champaign-Urbana owns the tract and its Executive Director, Mr. James Rose, signed a petition requesting the property now be annexed into the City of Urbana. The proposed effective date of the annexation is January 19, 2005.

Issues and Discussion

The Homestead Corporation of Champaign-Urbana is requesting approval of a petition for annexation for its property at 407 South Dodson Drive, as illustrated in Exhibit "A". The tract is located in the Scottswood Subdivision of Urbana Township and is contiguous to property lying within the City of Urbana. The Urbana-Champaign Sanitary District already serves the site. Upon annexation the site would automatically convert from the Champaign County zoning designation of R-2, Single Family Residence to the City's designation of R-2, Single Family Residence. The Homestead Corporation of Champaign-Urbana currently leases the home on this tract.

The property information is as follows:

Property Location: 407 South Dodson Drive
Acreage: 0.138 acres
County Zoning: R-2, Single Family Residence

Urbana Zoning: R-2, Single Family Residential (upon conversion when property is annexed)
Current Use: Single-Family Residential
Comprehensive Plan Designation: Residential

Selected Applicable Comprehensive Plan Goals and Objectives

Several goals and recommendations from the 1982 Comprehensive Plan and the 1993 Extraterritorial Jurisdictional Area Plan support approval of the annexation agreement. The following is a partial list of these goals and recommendation.

From the 1982 Comprehensive Plan:

Goal 3.100 To organize and develop land uses and adjacent properties in a balanced and mutually compatible manner relative to the functional needs of the City.

Objective 3.110 Promote development in the City and surrounding unincorporated areas in a manner which minimizes conflicting land uses and/or adjacent development.

Policy 3.111 Review all land use changes that are controlled by the Zoning Ordinance, Subdivision Ordinance, or annexation procedures to ensure compatibility. The Special and Conditional Use permit and Planned Unit Development procedures in the Zoning Ordinance and annexation agreements are particularly useful tools for insuring the harmonious development of adjacent sites.

Goal 3.400 To create a compact community where the conversion of agricultural land, the cost of providing public services, and the use of energy are minimized.

Objective 3.410 Designate growth areas in a manner that minimizes the cost of providing public services.

Goal 5.100 To provide sound and attractive residential neighborhoods which meet the housing needs of the current and future population, are accessible to urban services and facilities, and in a manner which conserves land, energy and other resources.

Objective 5.130 Promote land use patterns which conserve energy.

Policy 5.131 Encourage new residential development to occur contiguous with existing development and within municipal boundaries or in areas which can be annexed.

1. The City should develop a comprehensive annexation policy.
 - 1.d. The policy should focus on residential areas and timing for their annexation. Some residential areas on the City's periphery may require substantial capital improvements because of either age, lack of maintenance, original substandard construction of improvements or a combination of these factors. However, these neighborhoods are urban developments that require urban services. As a result, they should be annexed, but must perhaps be annexed gradually as their needs will compete with already limited municipal funds. As the City grows it must be able to meet the service needs that new annexations generate.

Fiscal Impacts

The property to be annexed will add approximately \$18,600 of Equalized Assessed Valuation to the city tax base. It will have little impact on the initial costs of providing city services since existing streets and the Urbana-Champaign Sanitary District already serve it. The expense impact borne by the city would be in maintenance operations.

Options

The City Council has the following options in regard to the proposed annexation agreement:

1. Council may grant approval of the Homestead Corporation Petition for Annexation for 407 South Dodson Drive.
2. Council may deny approval of the Homestead Corporation Petition for Annexation for 407 South Dodson Drive.

Recommendation

Based on the goals and recommendations of the 1982 Comprehensive Plan and the 1993 Extraterritorial Jurisdictional Area Plan, staff recommends that the Committee of the Whole forward the attached ordinance to the City Council for approval at its regular meeting scheduled for January 10, 2005.

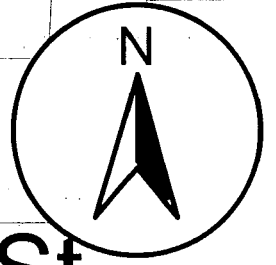
Prepared by:

John G. Regetz, Manager, Economic Development Division

Exhibits: “A” Location Map
 “B” Legal Description
 “C” Proposed Ordinance
 “D” Draft petition for annexation

Cc: Jim Rose, Homestead Corporation

Exhibit "A": Location Map



Subject Property

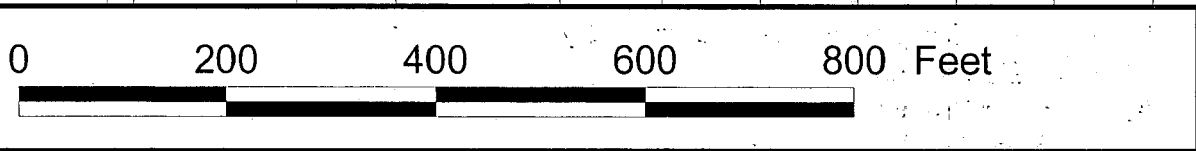


Illinois St

Glenn Dr

Dodson Dr

Oregon St



Anexation Petition, 407 S Dodson Dr.
Prepared 11/17/04 by Community Development Services - rkg


 Subject Property

EXHIBIT “B” LEGAL DESCRIPTION OF TRACT TO BE ANNEXED

Lot 260 in Scottswood Fifth Subdivision in Champaign County, Illinois, as per plat recorded in Plat Book “O” at Page 48, in Champaign County, Illinois.

Containing 0.138 acres (6000 square feet), more or less, all situated in Urbana Township, Champaign County, Illinois

Commonly identified as a parcel of property at 407 South Dodson, Urbana, Illinois, 61802.

Parcel Index Number 30-21-15-176-004

EXHIBIT "C"

ORDINANCE NO. 2005-01-007

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA
(Approximately 0.138 acres located at 407 South Dodson Drive
/Homestead Corporation)

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 the Edge Scott Fire Protection District, the Board of Urbana Township Trustees, and the Township Commissioner of Highways, said notices being mailed on Wednesday, December 23, 2004, that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Tuesday, January 18, 2005, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the 28th day of December, 2004; and

WHEREAS, a written petition signed by the Owners of Record 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 zoning district and upon annexation the tract will be classified R-2, Single Family; 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, as follows:

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

Lot 260 in Scottswood Fifth Subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "O" at Page 48, in Champaign County, Illinois.

Containing 0.138 acres (6000 square feet), more or less, all situated in Urbana Township, 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 Dodson Drive right-of-way lying adjacent to the herein annexed tract, encompassing 0.083 acres (3600 square feet), more or less.

PERMANENT PARCEL #: 30-21-15-176-004

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-2, Single Family Residence 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 19th day of January 2005 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 _____,
_____.

Tod Satterthwaite, Mayor

Petition for Annexation
To
THE CITY COUNCIL OF THE CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

The Petitioner, Homestead Corporation of Campaign-Urbana, respectfully state under oath:

1. Petitioner is the sole owner of record of the following legally described land (hereinafter sometimes referred to as the Tract), except any public right-of-way property to wit:

Lot 260 in Scottswood Fifth Subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "O" at Page 48, in Champaign County, Illinois.

Containing 0.138 acres (6000 square feet), more or less, all situated in Urbana Township, Champaign County, Illinois

Commonly identified as a parcel of property at 407 South Dodson, Urbana, Illinois, 61802.

Parcel Index Number 30-21-15-176-004

2. Said Tract is not situated within the corporate limits of any municipality, but is contiguous to the City of Urbana, Illinois.
3. At least fifty-one percent (51%) of all electors residing in said Tract have signed this petition.

PETITIONERS RESPECTFULLY REQUESTS:

1. That said Tract described above herein be annexed to the City of Urbana, Illinois pursuant to Section 5/7-1-8 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/7-1-8).

Dated this _____ day of _____, 2004.

Owners:

James Rose, Executive Director
Homestead Corporation of Champaign/Urbana

Date

Subscribed and sworn to before me this

____ day of _____, 2004, A.D.

Notary Public

My Commission Expires: _____

Exhibit: Location Map