



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Mayor Laurel Prussing

**FROM:** Elizabeth Tyler, FAICP, Director

**DATE:** February 19, 2009

**SUBJECT:** **Plan Case 2009-A-01** Annexation of Weaver Park– 2303 East Main Street/Urbana Park District

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**Introduction and Background**

The Urbana Park District is requesting the City Council approve the attached petition and ordinance to annex Weaver Park, located at 2303 East Main Street. This park is a part of the Urbana Park District system, but is not currently within City limits.

**Issues and Discussion**

The park is being brought into the City in order to facilitate proper emergency response and to comply with standard Park District practice. Weaver Park is located on the south side of Main Street, between Art Bartell Road and Dodson Drive. The land for the park was purchased in 2002, and is approximately 60 acres in area. It is currently under development and not open to the public. Plans are to develop the park using "green design" techniques. The master plan for the park combines natural areas with sports fields. To the north and east of the park are single-family residential areas. To the west is the U.S. Army Reserve, Champaign County Humane Society, and Champaign County Nursing Home. Prairie Elementary School is to the south of the park. The Comprehensive Plan designates the future land use for the park as "Parks".

Weaver Park consists of two parcels, each with different zoning designations. The north half is zoned Champaign County R-4, Multiple-Family Residence, and will automatically convert to City R-4, Medium Density Multi-Family Residential zoning upon annexation. The southern half is zoned Champaign County R-3, Two-Family Residence, and will automatically convert to City R-3, Single and Two-Family Residential. Parks are permitted by right in these zoning districts. City staff anticipates rezoning this park, along with all other Park District properties, to a conservation/recreation zoning district. The City's current CRE, Conservation, Recreation, Education district may be divided into two separate districts for educational/institutional uses and conservation/recreation uses. If this happens, Park District and University properties will be rezoned appropriately.

Since the park is contiguous to the City, it can be immediately annexed without the need for an annexation agreement. Unlike annexation agreements, annexation petitions do not require a separate public hearing. New property taxes will not be generated as a part of this annexation as Park District properties are exempt. City services will not be significantly affected. There will be no additional streets brought into the City with this annexation, as the right-of-way along Main Street north of Weaver Park is already in the City. If approved, the annexation would be effective March 12, 2009 at 12:00pm.

## Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting on March 2, 2009 and approve the ordinance to annex Weaver Park, located at 2303 East Main Street into the City of Urbana, Illinois effective March 12, 2009 at 12:00 P.M.

Prepared by:

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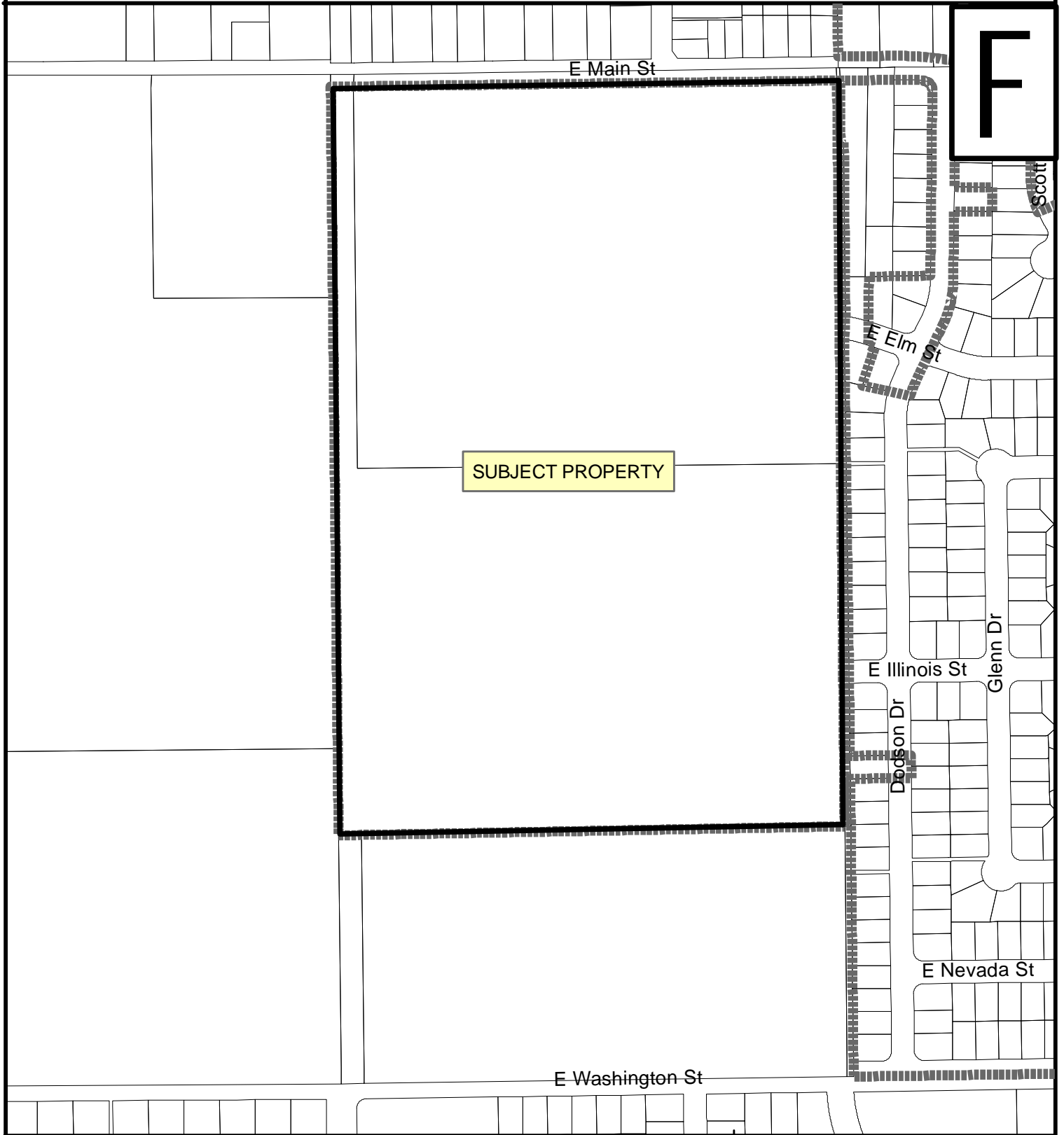
Jeff Engstrom, AICP, Planner I

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

Cc:

Betsy Wong Executive Center - Suite 101 115 North Neil Street Champaign, IL 61820-4080	Vicki Mayes Urbana Park District 303 West University Avenue Urbana, Illinois 61801
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# Exhibit 1: Location Map



Plan Case: 2009-A-01  
Description: Weaver Park Annexation Petition  
Location: 2303 East Main Street



Urbana



# Petition for Annexation

# Annexation

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 01/16/2009 Annexation Case No. 2009-A-01

## PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location of Subject Site Weaver Park, 2303 E. Main Street, Urbana, IL
2. PIN # of Location 30-21-15-101-003 and 30-21-15-101-004
3. Name of Applicant/Petitioner(s) Urbana Park District Phone 217-367-1536  
Address 303 West University, Urbana, IL 61801  
(street/city) (state) (zip)

Property interest of Applicant(s) Owner  
(owner, contract buyer, etc)

4. Name of Owner(s) Urbana Park District Phone 217-367-1536  
Address 303 West University, Urbana, IL 61801  
(street/city) (state) (zip)

If there are additional owners, please attach extra pages to the application.

## SIZE, USE, AND ZONING OF PROPERTY

Lot Size 1247 feet x 1981 feet = 60 acres ~~square feet~~

Present Use of Property Public Park  
(vacant, residence, grocery, factory, etc)

Present Zoning Designation R4

To the City Council of the City of Urbana

Champaign County, Illinois

The Petitioner, Urbana Park District, respectfully states under oath:

That ~~XX~~ Urbana Park District (petitioner), ~~is~~ <sup>is</sup> 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 wit: *(Insert Legal Description)*

\_\_\_\_\_  
See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All 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 parcel:

That portion of Main Street across the north end of the park.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Also known for reference as Weaver Park, 2303 E. Main St., Urbana, Illinois,  
*(street address)*

having permanent identification number (PIN) 30-21-15-101-003 and 30-21-15-101-004

That said territory is not situated within the corporate limits of any municipality, but is contiguous to the City of Urbana, Illinois.

That at least fifty-one percent (51%) of all electors residing in said Tract have signed this petition.

PETITIONER(S) RESPECTFULLY REQUESTS:

1. That the above described Tract(s) be annexed to the City of Urbana by Ordinance of the Mayor and City Council of the City of Urbana, pursuant to Section 7-1-8 of Chapter 24 of the Illinois Municipal Code of the State of Illinois, as amended.
2. That said Tract be ~~annexed~~ in accordance with the terms of the ~~annexation agreement~~ passed by the City Council on \_\_\_\_\_, 20\_\_\_\_ as Ordinance No. \_\_\_\_\_ and approved by the Mayor of the City of Urbana.

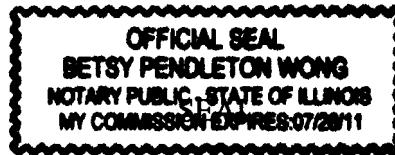
Dated this 13<sup>th</sup> day of January, 2009

OWNER(S): URBANA PARK DISTRICT

By: Michael Walker  
Michael Walker, President  
Board of Commissioners of  
Urbana Park District

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2009.

Betsy Pendleton Wong  
Notary Public



My Commission Expires: 26<sup>th</sup> day of July, 2011.

The undersigned, being electors residing in said Tracts, respectfully state under oath:

NOT APPLICABLE

1. I am currently registered to vote in Champaign County, Illinois and currently reside in said Tracts.
2. I have read and understand the petition to annex said Tracts and hereby and herewith join in the petition for annexation of said Tracts to the City of Urbana.

ELECTORS:

SIGNATURE

ADDRESS (PLEASE PRINT)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

COUNTY OF CHAMPAIGN )  
 ) SS  
 STATE OF ILLINOIS )

I, \_\_\_\_\_, Notary Public in the aforesaid County and State, do hereby certify that each of the persons who signed this petition personally appeared before me and acknowledged that they signed the said petition as their free and voluntary act for the uses and purposes set forth therein.

\_\_\_\_\_  
Notary Public

SEAL

My Commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

The North 31.097 Acres of the Northwest Quarter of the Northwest Quarter except the East One (1) Rod thereof and except the West 60 Feet thereof, of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, State of Illinois.

PIN: 30-21-15-101-003

That part of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois described as follows:

Tract 1:

The South 8.903 acres of the Northwest quarter of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, except the East 1 rod thereof, and except the West 60 feet thereof, in Champaign County, Illinois.

Tract 2:

The North 31.099 acres of the Southwest quarter of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, except the East 1 rod thereof and except the West 60 feet thereof, and further except that part falling within the South 20 acres of the Southwest quarter of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Tract 3:

The West 60 feet of the West half of the Northwest quarter, except the North 40 feet and except the South 660 feet thereof, in Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois

PIN: 30-21-15-101-004



ORDINANCE NO. 2009-02-008

AN ORDINANCE  
ANNEXING CERTAIN TERRITORY  
TO THE CITY OF URBANA

(2303 East Main Street / Urbana Park District)

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 Edge-Scott 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 February 10, 2009 that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, March 2, 2009; 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 northern portion of territory to be annexed by this Ordinance is presently located within Champaign County's R-4, Multiple Family Residence zoning district and upon annexation will be directly converted to City R-4, Medium Density Multiple Family Residential; and

WHEREAS, the southern portion of territory to be annexed by this Ordinance is presently located within Champaign County's R-3, Two-Family Residence zoning district and upon annexation will be directly converted to City R-3, Single and Two-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.:

PIN 30-21-15-101-003:

The North 31.097 Acres of the Northwest Quarter of the Northwest Quarter except the East One (1) Rod thereof and except the West 60 Feet thereof, of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, State of Illinois.

PIN 30-21-15-101-004:

That part of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois described as follows:

Tract 1:

The South 8.903 acres of the Northwest quarter of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, except the East 1 rod thereof, and except the West 60 feet thereof, in Champaign County, Illinois.

Tract 2:

The North 31.099 acres of the Southwest quarter of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, except the East 1 rod thereof, and except the West 60 feet thereof, and further except that part falling within the South 20 acres of the Southwest quarter of the Northwest quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Tract 3:

The West 60 feet of the West half of the Northwest quarter, except the North 40 feet and except the South 660 feet thereof, in Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, 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 the Willow Road right-of-way, lying adjacent to the above described tracts, not previously annexed to the City of Urbana, being 60 feet in width,

commonly known for reference as 2303 East Main Street, Urbana, Illinois, be and the same is hereby annexed to the City of Urbana, Illinois. The above-described parcels, prior to annexation, had the parcel index numbers 30-21-15-101-003 and 30-21-15-101-004 and following annexation the said parcels should bear the parcel index numbers 91-21-15-101-003 and 91-21-15-101-004.

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-4, Medium Density Multiple Family Residential (PIN: 91-21-15-101-003) and City R-3, Single and Two-Family Residential (PIN: 91-21-15-101-004).

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 12<sup>th</sup> day of March, 2009 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

A part of the Northwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana Township, Champaign County, Illinois, being more particularly described as follows:

The North 31.097 Acres of the Northwest Quarter of the Northwest Quarter except the East One (1) Rod thereof and except the West 60 Feet thereof, of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois.

and:

That part of the Northwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois described as follows:

Tract 1:

The South 8.903 acres of the Northwest Quarter of the Northwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, except the East 1 rod thereof, and except the West 60 feet thereof, in Champaign County, Illinois.

Tract 2:

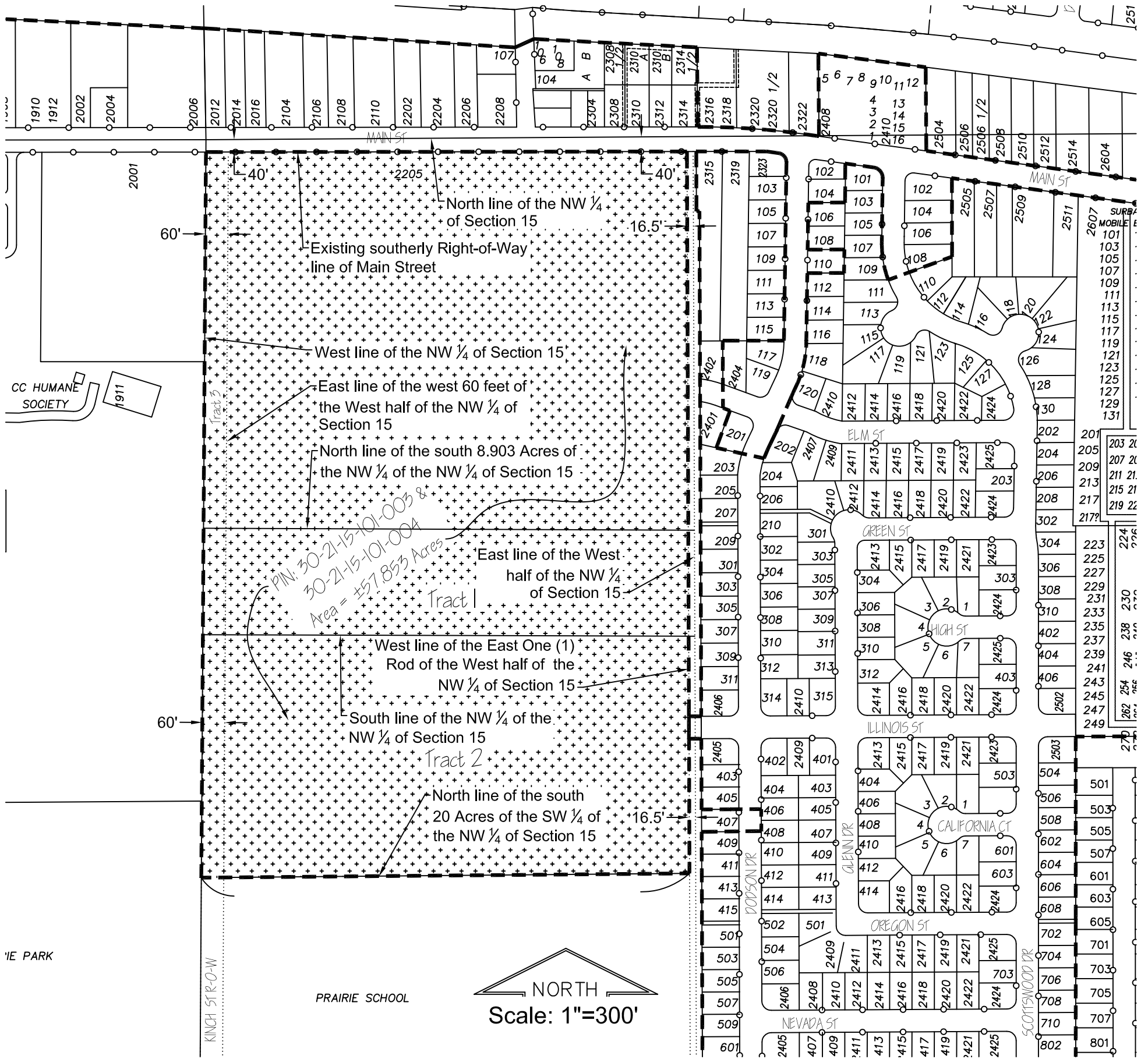
The North 31.099 acres of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, except the East 1 rod thereof and except the West 60 feet thereof, and further except that part falling within the South 20 acres of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Tract 3:

The West 60 feet of the West half of the Northwest Quarter, except the North 40 feet and except the South 660 feet thereof, in Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Except that portion of the Main Street Right-of-Way contained within the above described tract.

Said tracts containing, in all, 57.853 acres, more or less.



**MAP SHOWING AREA  
ANNEXED BY CITY  
ORDINANCE #2009-02-XXX  
CITY OF URBANA, ILLINOIS  
CHAMPAIGN COUNTY  
DATE: FEBRUARY XX, 2009**

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

**ENGINEERING DIVISION**

CITY ENGINEER/PUBLIC WORKS DIRECTOR

CAD: B.W.F. 02/11/09  
CHECKED: W.R.G. 02/19/09