



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Reed A. Berger, AICP, Economic Development Coordinator

DATE: August 28, 2001

SUBJECT: **Involuntary annexation of territory surrounded by the City of Urbana
3107, 3201 and 3301 N. Lincoln Avenue**

INTRODUCTION

Staff is requesting the City Council to approve the attached ordinance at its regular meeting scheduled for 7:30 p.m. Tuesday, September 4, 2001 causing the annexation of three unincorporated properties that were completely surrounded by the City of Urbana's corporate boundaries last year.

BACKGROUND

Last month on Monday, July 16, 2001 the City Council approved a motion directing the City Clerk to publish a Notice of Annexation with respect to the involuntary annexation of 3107, 3201 and 3301 N. Lincoln Avenue. After weeks of research to verify the accuracy of legal descriptions the Notice was published on August 17, 2001. This delay required staff to change the date of Council's consideration of the annexation from August 6th to September 4th.

Letters were sent to the affected property owners and residents advising them of the City service and taxation issues that will result from annexation.

The City annexed Dunn Farm last year as a part of our effort to address the "Big Grove" threat and to begin preparations for improving North Lincoln Avenue, including a bridge over the Saline Branch ditch to provide access to the transfer station recently proposed for siting approval by Central Waste. Now that the transfer station siting process has been completed staff proposes to annex the remaining unincorporated territory adjacent to the section of Lincoln Avenue that is scheduled for improvements during the next year.

ISSUES AND DISCUSSION

The subject properties are currently served by the Eastern Prairie Fire Protection District located across the Illinois Central railroad tracks near Market Place Mall. The City's north fire station on Lincoln Avenue offers a more direct route with a better response time. This difference in distance and time to respond to an emergency at these properties would improve public safety.

The properties proposed to be annexed are zoned industrial in the County and would be automatically zoned industrial in the City.

Additional information including maps and pictures are attached to further describe the properties to be annexed by the attached ordinance.

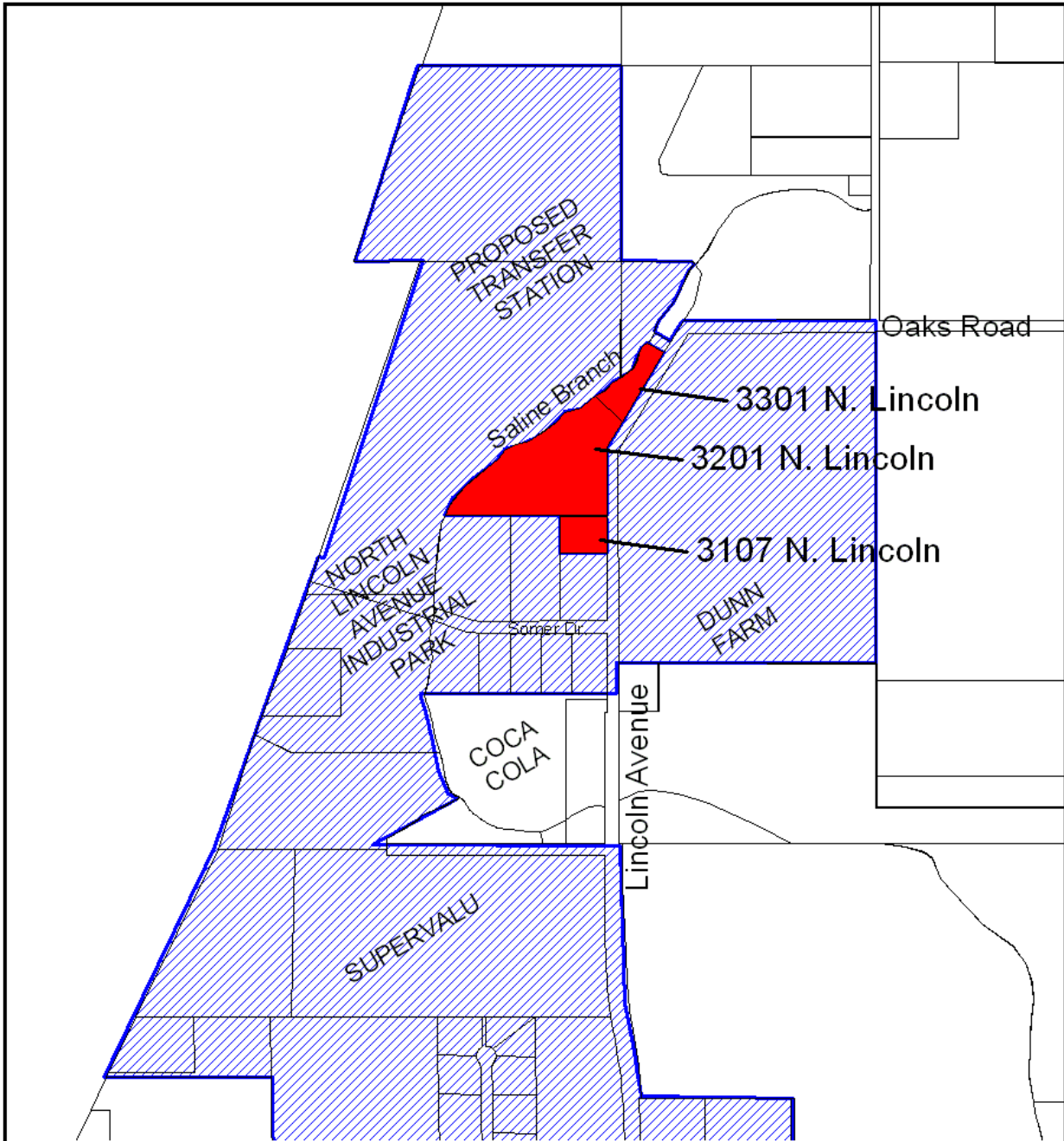
No comment has been received from affected property owners or the general public at this time.

RECOMMENDATION

In general, staff attempts to bring annexation ordinances before the Committee of the Whole for review and comment. However this ordinance was accidentally omitted from the August 27th Committee agenda. Because Council has some familiarity with this proposed annexation, and because notices have been sent to the affected township, fire protection district, property owners, and notice published in the newspaper advertising Council consideration of the ordinance on September 4th, staff requests Council action on the attached “Ordinance Annexing Certain Territory to the City of Urbana” at the regular City Council meeting scheduled for 7:30 p.m. on Tuesday, September 4, 2001.

Prepared by: _____
Reed Berger, Economic Development Coordinator

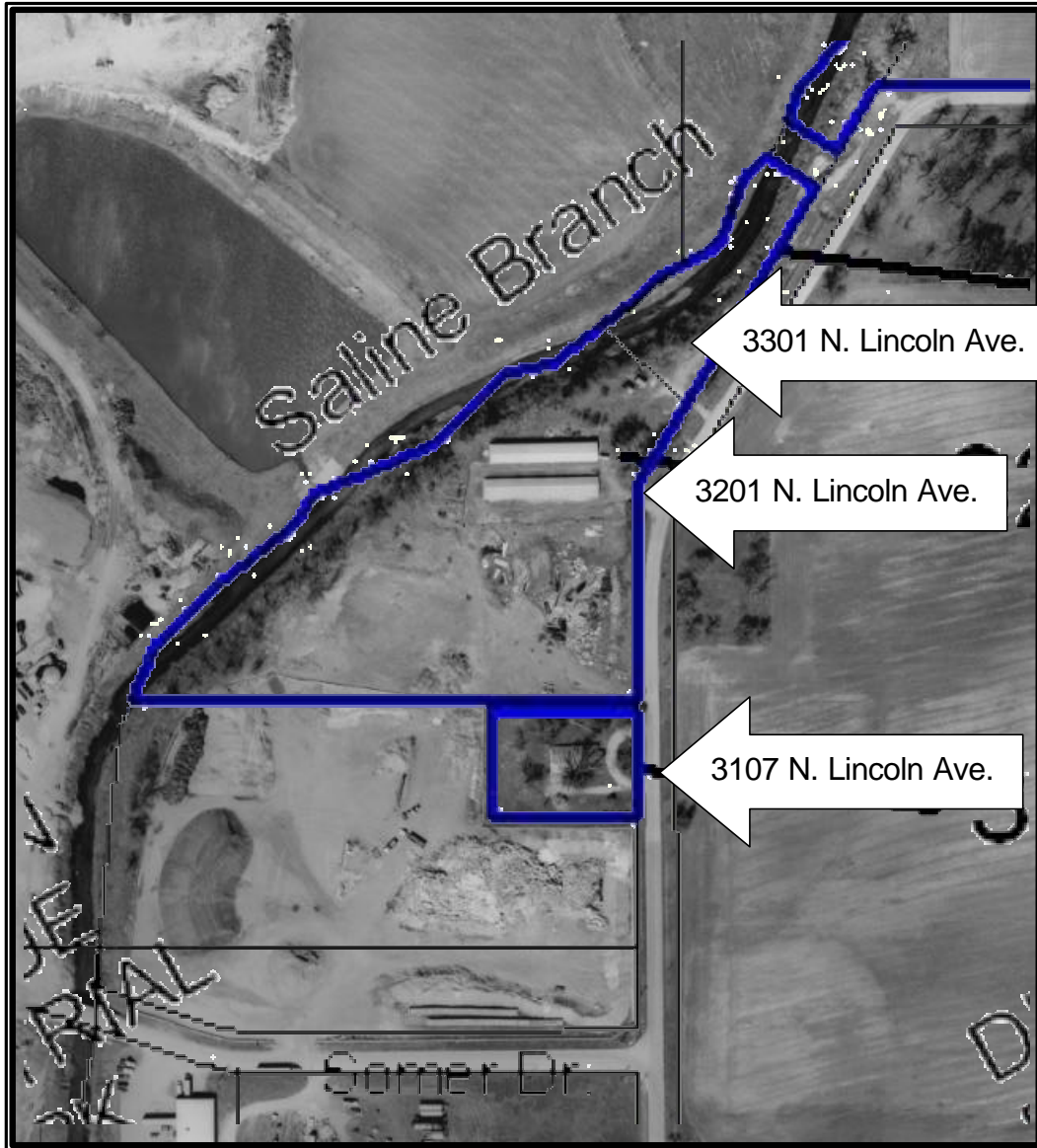
c: Mayor Satterthwaite and City Council Members
City Department Heads



to Interstate 74

Proposed Annexations to City of Urbana
3107, 3201, and 3301 N. Lincoln Avenue





1998 Aerial Photograph with GIS map overlay of City boundaries. Provides a general location of properties surrounded by City limits.



View looking southwest at 3107 N. Lincoln Avenue, a single family residence.



View looking west along access drive just north of 3107 N. Lincoln Avenue.



3201 N. Lincoln Avenue - Lincolnwood Warehouse Systems: View from Dunn Farm looking southwest to northwest across Lincoln Avenue. At left is storage area for recycled concrete. At right is future extension of Lincoln Ave. over Saline Ditch.



3301 N. Lincoln Avenue – Barber & Deatley vacant tract : View looking south to west. Lincoln Avenue (the “angle” that intersects with Oaks Road) is on left. Far left is Dunn Farm. At right is gated drive that is in City and leads to Saline Branch. A common location for illegal dumping has now been clean up and is under control. CN Railroad yards are at horizon.

ORDINANCE NO. 2001-09-101

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA
(3107, 3201 and 3301 N. Lincoln Avenue / Involuntary Annexation)**

WHEREAS, a motion describing the real property set forth below was duly adopted by the Urbana City Council on July 16, 2001, in which said motion the Urbana City Council determined to contemplate the question of whether the property therein described should be annexed to the City of Urbana, Illinois, and directed the City Clerk to publish Notice that the annexation of the properties therein described would be considered by the Urbana City Council at its regular meeting on August 6, 2001, and

WHEREAS, publication of said Notice was delayed and thereby amended prior to its publication that the annexation of the properties therein described would be considered by the Urbana City Council at its regular meeting on September 4, 2001, and

WHEREAS, the City Clerk of Urbana, Illinois duly published such Notice on August 17, 2001 in The News-Gazette, a newspaper having general circulation in the City of Urbana, Illinois, describing the area proposed to be annexed, a Certificate of Publication therefor being on file with the City Clerk's Office, and

WHEREAS, the hereinafter described territory is unincorporated territory wholly surrounded by and contiguous to the City of Urbana, Illinois within the meaning of Section 7-1-13 of the Illinois Municipal Code, and

WHEREAS, said unincorporated territory is part of the Eastern Prairie Fire Protection District, and includes certain territory within the Somer Township, and Notice was given to the Trustees of said Fire Protection

District, the Board of Township Trustees, and the Township Commissioner of Highways, and the Township Supervisor, said notices being mailed on August, 2001 that this Ordinance would be voted upon at a regular meeting of this Council at 7:30 p.m., Tuesday, September 4, 2001, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the _____day of _____, 2001 ; and

WHEREAS, the territory to be annexed by this Ordinance will automatically be classified IN-Industrial in accordance with Article IV, Section IV-5 of the Urbana Zoning Ordinance upon annexation; 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 Urbana City Council finds and determines that the properties described below are surrounded by property previously annexed to the City of Urbana, Illinois, within the meaning of Section 7-1-13 of the Illinois Municipal Code.

Section 2. That the following described real estate, viz:

The North 11 rods of the East 14 ½ rods of the South 102.1 rods of the Southeast Quarter of Section 31, Township 20 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois.

Commonly known for reference as 3107 N. Lincoln Avenue and also identified as Parcel Index Number 25-15-31-400-001; and,

A part of Lots 1 and 8 of a "Plat of Survey for Illinois Central Railroad Company of a part of the East ½ of the Southeast ¼ of Section 31, and the West ½ of the Southwest ¼ of Section 32, T. 20 N., R. 9 E. of the 3rd P.M. in Champaign County, Illinois", as recorded in Plat Book "U" at Page 11, in the Office of the Recorder of Deeds, Champaign County, Illinois, more particularly described as follows:

Lot 1 of a Survey for the Illinois Central Railroad Company of parts of the

East One-Half of the Southeast Quarter of Section 31, and the West One-Half of the Southwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian, as per plat recorded in Plat Book "U" at Page 207 (sic);

And a part of Lot 8 of said survey,

Beginning at the South corner of Lot 8, being an iron rod monument thence on the West line of Lot 8, North 0 degrees 00 minutes 00 seconds East (local bearing) 187.05 feet to an iron rod monument; thence South 58 degrees 48 minutes 09 seconds East, 96.89 feet to the Northwesterly right of way line of the County Road; thence on said right of way line South 31 degrees 11 minutes 51 seconds West, 160.00 feet to the point of beginning;

Except part of Lot 1 of said survey;

Commencing at the South corner of said Lot 8, thence on the West line of Lot 8, North 0 degrees 00 minutes 00 seconds East (local bearing), 187.05 feet to the point of beginning, being an iron rod monument; thence continuing on said West line North 0 degrees 00 minutes 00 seconds East, approximately 114 feet, to the centerline of the Saline Branch Drainage Ditch; thence on said centerline to a point 58 degrees (sic) 48 minutes 09 seconds West of and 149.11 feet from the point of beginning, thence South 58 degrees 48 minutes 09 seconds East, 149.11 feet to the point of beginning, situated in Champaign County, Illinois.

Commonly known for reference as 3201 N. Lincoln Avenue and also identified as Parcel Index Number 25-15-31-400-019; and,

A part of Lots 1 and 8 of a "Plat of Survey for Illinois Central Railroad Company of a part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31, and the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 32, T. 20 N., R. 9 E. of the 3rd P.M. in Champaign County, Illinois", as recorded in Plat Book "U" at Page 11, in the Office of the Recorder of Deeds, Champaign County, Illinois, more particularly described as follows:

Lot 8, as shown on plat of survey for Illinois Central Railroad Company, of a part of the East half of the Southeast quarter of Section 31, and the West half of the Southwest quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois, said survey being recorded in the office of the Recorder of Deeds of Champaign County, Illinois as Document No. 773352.

And;

A part of Lot 1 as shown on said plat of survey for Illinois Central Railroad Company, more particularly described as follows:

Commencing at the South corner of said Lot 8, thence on the West line of Lot 8, North 0 degrees 00 minutes 00 seconds East (local bearing), 187.05 feet to the point of beginning, being an iron rod monument; thence continuing on said West line North 0 degrees 00 minutes 00 seconds East, approximately 114 feet, to the centerline of the Saline Branch Drainage Ditch; thence on said centerline to a point 58 degrees (sic) 48 minutes 09 seconds West of and 149.11 feet from the point of beginning, thence South 58 degrees 48 minutes 09 seconds East, 149.11 feet to the point of beginning, situated in Champaign County, Illinois.

Except;

A part of said Lot 8, more particularly described as follows;

Beginning at the South corner of Lot 8, being an iron rod monument thence on the West line of Lot 8, North 0 degrees 00 minutes 00 seconds East (local bearing) 187.05 feet to an iron rod monument; thence South 58 degrees 48 minutes 09 seconds East, 96.89 feet to the Northwesterly right of way line of the County Road; thence on said right of way line South 31 degrees 11 minutes 51 seconds West, 160.00 feet to the point of beginning;

And further excepting;

COMMENCING AT THE SOUTH CORNER OF LOT 8 OF A SURVEY FOR THE ILLINOIS CENTRAL RAILROAD COMPANY OF PARTS OF THE E ½ OF THE SE ¼ OF SECTION 31, AND THE W ½ OF THE SW ¼ OF SECTION 32, T. 20 N., R. 9 E. OF THE 3RD P.M.; THENCE N. 31°32'12" E., ALONG THE EAST LINE OF SAID LOT 8 AND NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD, 560.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N. 58°27'48" W., 89 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SALINE BRANCH DRAINAGE DITCH; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, 67 FEET, MORE OR LESS; THENCE S. 58°27'48" E., 99 FEET, MORE OR LESS, TO THE AFORESAID EAST LINE OF LOT 8 AND NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE S. 31°32'12" W., ALONG SAID EAST LINE OF LOT 8 AND RIGHT-OF-WAY LINE, 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,204 SQUARE FEET (0.142 ACRES), MORE OR LESS, AND ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

Commonly known for reference as 3301 N. Lincoln Avenue and also identified as Parcel Index Number 25-15-32-300-011, be and the same is hereby annexed to the City of Urbana, Illinois.

Section 3. That the City Clerk be authorized and directed to record a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Recorder's Office of Champaign County, Illinois.

Section 4. That the City Clerk be authorized and directed to file, for record, a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Office of the County Clerk and County Election Authority of Champaign County, Illinois.

Section 5. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the territory hereinabove described as IN-Industrial upon annexation in accordance with Article IV, Section IV-5 of the Urbana Zoning Ordinance.

Section 6. The territory hereinabove described and annexed herein is assigned to City of Urbana Ward 3.

Section 7. This Ordinance shall take effect at 12:00 p.m. CDT,
September 14, 2001.

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
_____, 2001, A.D.

PASSED by the City Council this ____ day of _____, 2001.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2001.

Tod Satterthwaite, Mayor