



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, City Planner / Director

DATE: October 16, 2003

SUBJECT: Plan Case 1867-S-03, Final Subdivision Plat for Somerset Subdivision Phase IV.

Introduction

Flessner Development Company has submitted a final plat for Phase IV of Somerset Subdivision. The plat would create 34 lots to the west of Somerset Phase III, which is currently constructed. The plat would dedicate a new right-of-way called Fieldcrest Drive. Fieldcrest Drive will be primarily a north-south street from Airport Road but will connect to the existing stub of Somerset Drive to the east. The plat would also create one outlot for stormwater detention. The subdivision is not within the corporate limits but is subject to an annexation agreement and will be annexed when contiguous to the city limits. It is anticipated that the development of the next phase will cause annexation of the development.

Background

In 2002 the Urbana Plan Commission approved a Preliminary Plat for the 12-acre site as well as a General Area Plan for the approximately 100 acres of ground to the east of the site that is under common ownership. The General Area Plan shows the continued development of a residential subdivision to the west of the existing Somerset Subdivisions on Airport Road. Upon development, the tract would become contiguous to the corporate limits and would be subject to annexation as agreed upon by the City and Flessner Development Company. Any future subdivision plats to be submitted will be required to be consistent with the approved General Area Plan.

According to the annexation agreement, any new development in Somerset Subdivision must meet the applicable city building codes since it is expected to become part of the city in the near future.

Discussion

As with any request for a final subdivision plat, the proposed plat has been sent to the appropriate agencies for their review and approval. To date, the Urbana Public Works Department has already reviewed and approved construction plans for the project and the developer has provided all the necessary infrastructure including the streets and sidewalks.

Access

All the homes will front on a new public street called Fieldstone Drive. Sidewalks have been installed on both sides of the street as required by the Subdivision Ordinance.

Drainage and Sewers

The Urbana Public Works Department along with the Saline Branch Drainage District have reviewed construction plans for the stormwater detention facilities and storm sewer system.

Utilities

Public utilities are readily available to serve the site. The plat conforms to all requirements for necessary utilities.

Summary of Findings

For Plan Case 1867-S-03:

1. The proposed final plat is consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
2. The proposed final plat is consistent with the Comprehensive Plan land use and roadway designations for the site.
3. The final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted.
4. On September 5, 2002 the Urbana Plan Commission approved a Preliminary Plat and General Area Plan for Somerset Subdivision. The requested final plat is consistent with the provisions of those plats.
5. On October 16, 2002 the Urbana City Council approved a revised annexation agreement between the City and Flessner Development Company under Ordinance 2002-09-112. The proposed final plat is consistent with that agreement.

Options

The City Council has the following options for this case. In Plan Case 1867-S-03, the City Council may:

- a. Approve of the proposed final plat.
- b. Deny the proposed final plat.

Staff Recommendation

Staff recommends that the City Council approve the requested final plat for Plan Case 1867-S-03.

Prepared by:

Rob Kowalski, Planning Manager

Attachments: Proposed Ordinance for Final Plat
 Somerset Subdivision Phase IV Final Plat (Not Available Electronically)
 Approved Preliminary Plat / General Area Plan (Not Available Electronically)
 Ordinance 2002-09-112 / Revised Annexation Agreement

c: Don Flessner, Flessner Development Company
 Tom Stoltz, Farnsworth Group

ORDINANCE NO.2003-10-115

An Ordinance Approving A Final Subdivision Plat
(Somerset Subdivision Phase IV - Plan Case No. 1867-S-03)

WHEREAS, Flessner Development Company has submitted a Final Subdivision Plat for Somerset Subdivision Phase IV in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Somerset Subdivision Phase IV is consistent with specific requirements and provisions of the revised Annexation Agreement with Flessner Development Company which was adopted by the City of Urbana on October 16, 2002 by Ordinance 2002-09-112; and,

WHEREAS, The Final Plat of Somerset Subdivision Phase IV is consistent with the preliminary plat approved by the Urbana Plan Commission on September 5, 2002; and,

WHEREAS, The Final Plat of Somerset Subdivision Phase IV meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Somerset Subdivision Phase IV.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Final Plat of Somerset Subdivision Phase IV attached hereto is hereby approved as platted.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____, 2003.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2003.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the _____ day of _____, 2003, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT (Somerset Subdivision Phase IV; Plan Case 1867-S-03)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2003, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2003.

ORDINANCE NO.2002-09-112

An Ordinance Approving and Authorizing the Execution of an Annexation
Agreement

(Flessner Development Company / Somerset Subdivision No. 4)

WHEREAS, an Annexation Agreement between the City of Urbana, Illinois and Flessner Development Company has been submitted for the Urbana City Council's consideration, a copy of which is attached; and,

WHEREAS, said agreement governs a tract totaling approximately 12 acres located on the south side of Airport Road and west of Somerset Drive and said tract is legally described as follows:

A tract of land being a part of the Northeast Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of Somerset Subdivision No. 1 proceed South 01° 03' 10" West, 1223.61 feet along the West line of Somerset Subdivision No. 1, Somerset Subdivision No. 2, and Somerset Subdivision No. 3 to the Southwest corner of Lot 333 of Somerset Subdivision No. 3; thence South 89° 11' 32" East, 64.68 feet along the boundary of Somerset Subdivision No. 3; then South 00° 48' 28" West, 187.16 feet along the boundary of Somerset Subdivision No. 3 to the Southwest corner of Lot 326 of Somerset Subdivision No. 3; thence South 90° 00' 00" West, 65.49 feet along a westerly extension of the South line of Somerset Subdivision No. 3; thence North 01° 03' 10" East, 37.00 feet; thence South 90° 00' 00" West, 150.00 feet; thence North 01° 03' 10" East, 14.00 feet; thence North 90° 00' 00" West, 200.00 feet; thence North 01° 03' 10" East, 403.68 feet; thence North 27° 39' 13" West, 280.32 feet; thence North 01° 03' 10" East, 70.53 feet; thence North 26° 34' 00" East, 312.60 feet; thence North 01° 03' 10" East, 358.10 feet to the North line of said Section 3; thence North 90° 00' 00" East, 350.00 feet to the Point of Beginning, encompassing 12.0 acres, more or less, in Champaign County, Illinois.

WHEREAS, the proposed Annexation Agreement is in conformance with the goals and objectives of the City of Urbana's Official Comprehensive Plan; and,

WHEREAS, after due and proper publication, the Urbana City Council held a public hearing on September 16, 2002 to consider said annexation agreement; and

WHEREAS, the Urbana City Council, having duly considered all matters pertaining thereto, finds and determines that the proposed annexation agreement will not negatively impact the City of Urbana and would be in the best interests of the City of Urbana and its citizens;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The that Annexation Agreement between the City of Urbana, Illinois and Flessner Development Company, a copy of which is attached and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver, and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Annexation Agreement, for and on behalf of the City of Urbana, Illinois.

Section 3. The City Clerk is directed to record a certified copy of this Ordinance and the Annexation Agreement herein approved, as amended, with the Recorder of Deeds of Champaign County, Illinois.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of two-thirds of the members of the Corporate Authorities of the City of Urbana, Illinois, then holding office, at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____, 2002.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2002.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2002, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving and Authorizing the Execution of an Annexation Agreement (Flessner Development Company / Somerset Subdivision No. 4)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2002, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2002.

Annexation Agreement

THIS Agreement is made and entered into by and between the **City of Urbana**, Illinois, (hereinafter sometimes referred to as the "Corporate Authorities" or the "City") and **Somerset Development Company** (hereinafter referred to as the "Owner(s)"). The effective date of this Agreement shall be as provided in Article III, Section 6.

WITNESSETH:

WHEREAS, this Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1 et seq., of the Illinois Municipal Code (65 ILCS 5/11-15.1-1); and

WHEREAS, Somerset Development Company is the Owner of record of a certain 12-acre parcel of real estate located on the south side of Airport Road west of Somerset Drive, and having permanent index numbers 30-21-03-101-001 (part) and 30-21-03-151-002 (part), the legal description of which real estate is set forth in Exhibit A attached hereto and referenced herein as "the tract"; and

WHEREAS, the attached map, labeled Exhibit B, is a true and accurate representation of the tract(s) to be annexed to the City of Urbana under the provisions of this agreement; and

WHEREAS, although the tract is not yet contiguous to the City of Urbana, said Owner finds that in order to best utilize the Owners' property, it is desirous to annex the tract to the City of Urbana when said tract becomes contiguous to the City, pursuant to, and as provided for in this annexation Agreement; and

WHEREAS, the City and the Owner find it necessary and desirable that the tract be annexed to the City with a zoning classification of R-2, under the terms and provisions of the Urbana Zoning Ordinance in effect upon the date of annexation, as amended, and subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the Corporate Authorities find annexation of the tract as described herein reflects the goals, objectives and policies set forth in the City's 1982 Urbana Comprehensive Plan, as amended from time to time; and

WHEREAS, such annexation will ensure that the City of Urbana will receive real estate taxes and other revenues and will enable the City to continue to enhance its tax base; and

WHEREAS, the Owner desires to have the aforementioned real estate annexed to the City of Urbana upon certain terms and conditions hereinafter set forth in this Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

ARTICLE I. REPRESENTATIONS AND OBLIGATIONS OF THE OWNER

The Owner agrees to the following provisions:

Section 1:

- (a) The Owner represents that the Owner is the sole record Owner of the tract described in Exhibit A and that the Owner shall, within thirty (30) days of the property becoming contiguous to the Urbana City limits cause the tract to be annexed to the City of Urbana by filing a legally sufficient annexation petition with all required signatures thereon, all in accordance with Illinois Statutes. Until annexation of the subject tract occur, Owner shall require that any persons intending to reside thereon, whether as tenants or owners, shall, prior to residing thereon, irrevocably agree in writing to sign, join in, and consent to any petition for annexation of the subject tract. The Owner shall file such written agreement with the City Clerk within thirty (30) days of the signing of such.
- (b) Owner further agrees that the substance of this Section of the Annexation Agreement shall be included in any sales contract for the sale of any portion of the subject tract. If the subject tract is to be platted for subdivision, the Owner agrees that the substance of this provision regarding annexation shall be included in the subdivision covenants and such will constitute a covenant running with the land.
- (c) Owner agrees that if owner fails to include the substance of Section 1(a) of this Agreement in sales contracts or subdivision covenants, as provided herein, and if said annexation is delayed or contested by subsequent owners as a result, the Owner shall be liable to the City for all real estate taxes and other taxes that would have been due to the City had annexation been able to proceed as outlined herein. The Owner agrees for himself, successor and assigns, and all other persons intended herein to be obligated to consent to annexation, to cooperate in signing or joining in any petition for annexation for the subject tract and that mandamus would be an appropriate remedy in the event of refusal so to do, and, if the City has to resort to Court proceedings to enforce this obligation, the City shall be entitled to recover reasonable attorney's fees. The parties agree that nothing in this section shall preclude the voluntary annexation of the subject tract or any portion thereof earlier than would otherwise be required.

Section 2: The Owner agrees to accept the direct conversion of Champaign County zoning to City of Urbana zoning classification as provided for by the Urbana Zoning Ordinance Section IV-5 and as such exists at the time of annexation. Furthermore, the Owner agrees to abide by all applicable development regulations existing at the time of annexation.

Section 3: The Owner agrees to cause all new development, construction, or additions on said tract to be in conformance with all City of Urbana building, electrical, fire, and plumbing codes, orders or regulations in effect at the time of annexation. The Owner agrees to submit all building construction plans to the City of Urbana for review and further agrees to pay the building permit fee just as though the construction were taking place within the Urbana City limits, with the provision that the fees associated with obtaining a zoning use permit from Champaign County shall be deducted from the cost of the City building permit fees. The Owner further agrees to correct any deficiencies identified in said plan review. In addition, the Owner agrees that all construction will be subject to the same building and construction inspection requirements as construction projects within the City limits.

Section 4: The Owner agrees that any buildings or structures, other than single-family or agricultural structures, existing at the time of annexation must be brought into conformance with the City of Urbana Existing Structures Code in a time frame agreed to by the City of Urbana and the Owner, except that any immediate health or life safety threats must be brought into compliance immediately.

Section 5: The Owner shall take no action or omit to take action during the term of this Agreement which action or omission, as applied to the tract, would be a breach of this Agreement, without first procuring a written amendment to this Agreement duly executed by both the Owner and the City. Said action includes petitioning for a county rezoning of said tract without a written amendment to this Agreement.

ARTICLE II. REPRESENTATIONS AND OBLIGATIONS OF THE CORPORATE AUTHORITIES

The Corporate Authorities agree to the following provisions:

Section 1: The Corporate Authorities agree to annex said tract(s) subject to the terms and conditions outlined in this Agreement, when properly and effectively requested to do so, by submission of a legally sufficient petition from the Owner, by enacting such ordinances as may be necessary and sufficient to legally and validly annex said tract to the City.

Section 2: The Corporate Authorities agree that the tract will be zoned R-2 per the conversion of Champaign County zoning to City of Urbana zoning classification as provided for by the Urbana Zoning Ordinance or whatever zoning classification is provided for in such conversion table at the time of annexation. The Corporate Authorities agree that all applicable development regulations existing at the time of annexation will apply to said tract. Furthermore, although the Corporate Authorities agree not to rezone the property during the term of this Agreement without a rezoning petition executed by the property Owner requesting said change, the Corporate Authorities reserve the right to amend the Zoning Ordinance text even if such amendment affects the property. If the zoning district referenced herein is not in existence at the time of the annexation, the parties agree to reclassify said property to the most comparable zoning classification as is determined by the Zoning Administrator.

ARTICLE III: GENERAL PROVISIONS

Section 1: Term of this Agreement -- This Agreement shall be binding upon the parties hereto, and their respective successors and assigns, for a full term of twenty (20) years commencing as of the effective date of this Agreement as provided by the Illinois State Statutes, unless other provisions of this Agreement specifically apply a different term. To the extent permitted thereby, it is agreed that, in the event the annexation of subject tract under the terms and conditions of this Agreement is challenged in any court proceeding, the period of time during which such litigation is pending shall not be included in calculating said twenty-year term.

If this Agreement imposes any obligation, restraint, or burden (hereinafter called collectively "obligation") on the Owner, his successors or assigns, which obligation extends beyond the termination date of this Agreement, such obligation may be released by the Urbana City Council enacting an Ordinance releasing such obligation by a majority vote of all Alderpersons then holding office and the recording of such Ordinance in the Champaign County Recorder's Office, Champaign County, Illinois.

Section 2. Covenant running with the land -- The terms of this Agreement constitute a covenant running with the land for the term of this Agreement unless specific terms are expressly made binding beyond the term of this Agreement. Furthermore, the terms herein are hereby expressly made binding upon all heirs, grantees, lessee, executors, assigns and successors in interest of the Owner as to all or any part of the tract, and are further expressly made binding upon said City and the duly elected or appointed successors in office of its Corporate Authorities.

Section 3. Binding Agreement upon parties -- The Corporate Authorities and Owner agree that neither party will take no action or omit to take action during the term of this Agreement which act or omission as applied to the tract would be a breach of this Agreement without first procuring a written amendment to this Agreement duly executed by both the Owner and the City.

Section 4. Enforcement -- The Owner and Corporate Authorities agree and hereby stipulate that either party to this Agreement may, by civil action, mandamus, action for writ of injunction or other proceeding, enforce and compel performance of this Agreement or the party not in default may declare this Agreement null and void in addition to other remedies available. Upon breach by the Owner, the City may refuse the issuance of any permits or other approvals or authorizations relating to development of the tract.

Section 5. Severability -- If any provision of this Agreement is rendered invalid for any reason, such invalidation shall not render invalid other provisions of this Agreement which can be given effect even without the invalid provision.

Section 6. Effective Date -- The Corporate Authorities and Owner(s) intend that this Agreement shall be recorded in the Office of the Champaign County Recorder with any expenses for said recording to be paid by the Corporate Authorities. The effective date of

this Agreement shall be the date it is recorded; or if not recorded for any reason, the effective date shall be the date the Mayor signs the agreement on behalf of the City.

IN WITNESS WHEREOF, the Corporate Authorities and Owner(s) have hereunto set their hands and seals, and have caused this instrument to be signed by their duly authorized officials and the corporate seal affixed hereto, all on the day and year written below.

Corporate Authorities
City of Urbana:

Owner:

Tod Satterthwaite, Mayor

Date

Date

Date

ATTEST:

ATTEST:

Phyllis D. Clark
City Clerk

Notary Public

Date

Date

Exhibits attached and made a part of this Agreement:

- Exhibit A: Legal Description
- Exhibit B: Location Map

Exhibit A: Legal Description

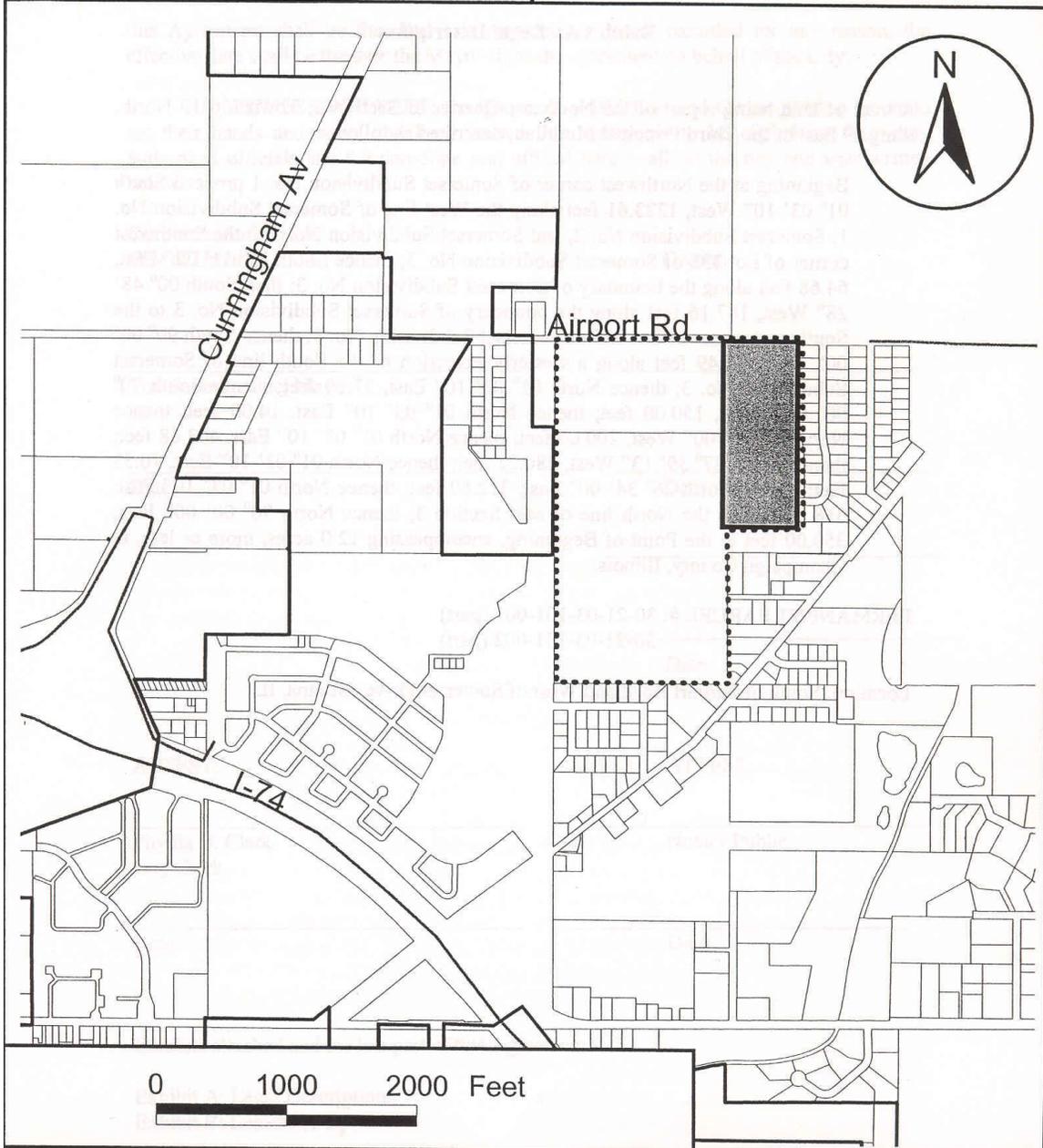
A tract of land being a part of the Northeast Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of Somerset Subdivision No. 1 proceed South $01^{\circ} 03' 10''$ West, 1223.61 feet along the West line of Somerset Subdivision No. 1, Somerset Subdivision No. 2, and Somerset Subdivision No. 3 to the Southwest corner of Lot 333 of Somerset Subdivision No. 3; thence South $89^{\circ} 11' 32''$ East, 64.68 feet along the boundary of Somerset Subdivision No. 3; then South $00^{\circ} 48' 28''$ West, 187.16 feet along the boundary of Somerset Subdivision No. 3 to the Southwest corner of Lot 326 of Somerset Subdivision No. 3; thence South $90^{\circ} 00' 00''$ West, 65.49 feet along a westerly extension of the South line of Somerset Subdivision No. 3; thence North $01^{\circ} 03' 10''$ East, 37.00 feet; thence South $90^{\circ} 00' 00''$ West, 150.00 feet; thence North $01^{\circ} 03' 10''$ East, 14.00 feet; thence North $90^{\circ} 00' 00''$ West, 200.00 feet; thence North $01^{\circ} 03' 10''$ East, 403.68 feet; thence North $27^{\circ} 39' 13''$ West, 280.32 feet; thence North $01^{\circ} 03' 10''$ East, 70.53 feet; thence North $26^{\circ} 34' 00''$ East, 312.60 feet; thence North $01^{\circ} 03' 10''$ East, 358.10 feet to the North line of said Section 3; thence North $90^{\circ} 00' 00''$ East, 350.00 feet to the Point of Beginning, encompassing 12.0 acres, more or less, in Champaign County, Illinois.

PERMANENT PARCEL #: 30-21-03-101-001 (part)
30-21-03-151-002 (part)

Location: South of Airport Road and West of Somerset Drive, Urbana, IL

Exhibit "B": Location Map



1836-S-02
Somerset Subdivision
General Area Plan and
Somerset No. 4 Preliminary Plat
Petitioner: Don Flessner

Prepared August 27, 2002 by Community Development Services - lk

- City Boundary
- Preliminary Plat
- General Area Plan