



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Economic Development 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: Request for approval and authorization to execute an annexation agreement with Homestead Corporation of Champaign-Urbana for 2413 and 2425 East Elm Street and 504 MacArthur Drive

Introduction and Background

Staff is requesting approval of a pre-annexation agreement for 2413 and 2425 East Elm Street and 504 MacArthur Drive, as described in Exhibit “A” and illustrated in Exhibit “B”. The tracts are owned by the Homestead Corporation of Champaign-Urbana and located in the Scottswood Subdivision of Urbana Township. The Urbana-Champaign Sanitary District serves the sites. The proposed agreement in Exhibit “D” stipulates that when said tracts become contiguous the owner will execute a petition to annex them. Upon annexation the sites 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. Homestead Corporation of Champaign-Urbana currently leases the homes on these tracts as single-family residences.

A public hearing to consider the proposed annexation agreement will be held on January 10, 2005 at 7:20 P.M.

The property information is as follows:

Property Location: 2413 and 2425 East Elm Street and 504 MacArthur Drive
Acreage: 0.138 acres (2413 East Elm), 0.162 acres (2425 East Elm), and 0.153 acres (504 MacArthur)
County Zoning: R-2, Single Family Residence
Urbana Zoning: R-2, Single Family Residential (upon conversion when properties are 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 recommendations.

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.

From the 1993 ETJA Plan, General Recommendations:

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 tracts will be annexed when they become contiguous to other properties within city boundaries as individual lots, or as part of a group of tracts. They will add a total of approximately \$62,960 of Equalized Assessed Valuation to the City of Urbana's tax base. The costs to the city to provide services would be in maintenance and operational categories since township streets and the Urbana-Champaign Sanitary District already serve these tracts.

Options

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

1. Council may grant approval of the Homestead Corporation Annexation Agreement for 2413 and 2425 East Elm Street and 405 MacArthur Drive.
2. Council may deny approval of the Homestead Corporation Annexation Agreement for 2413 and 2425 East Elm Street and 405 MacArthur Drive.

Recommendation

Based on the goals and recommendations of the 1982 Comprehensive Plan and the 1993 Extraterritorial Jurisdictional Area Plan, staff recommends final approval of the annexation agreement and ordinance.

Prepared By:

John G. Regetz, Manager, ED Division

Exhibits: "A" Legal Description
"B" Location Map
"C" Proposed Ordinance
"D" Draft annexation agreement

Cc: Jim Rose, Homestead Corporation

EXHIBIT “A” LEGAL DESCRIPTIONS OF TRACTS TO BE ANNEXED

504 MacArthur

Legal Description

Lot 405 in Scottswood Sixth Subdivision in Champaign County, Illinois, as per plat recorded in Plat Book “O” at Page 86, situated in Champaign County, Illinois. Parcel Index Number 30-21-15-257-002.

Containing 0.153 acres (6667 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 MacArthur Drive right-of-way lying adjacent to the herein annexed tract, encompassing 0.103 acres (4500 square feet), more or less.

2425 E. Elm Street

Legal Description

Lot 48 in Scottswood as per Plat recorded in Plat Book “N” at Page 96, situated in Champaign County, Illinois. Parcel Index Number 30-21-15-129-037.

Containing 0.162 acres (7045 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 Elm Street and Scottswood Drive right-of-way lying adjacent to the herein annexed tract, encompassing 0.323 acres (14077 square feet), more or less.

2413 E. Elm Street

Legal Description

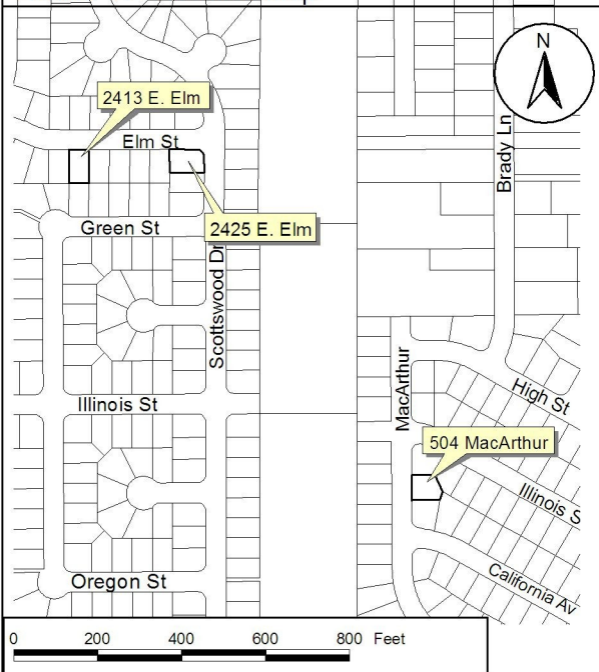
Lot 43 in Scottswood Subdivision, as per Plat recorded in Plat Book "N" at Page 96, situated in Champaign County, Illinois. Parcel Index Number 30-21-15-129-005.

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 Elm Street right-of-way lying adjacent to the herein annexed tract, encompassing 0.083 acres (3600 square feet), more or less.

Exhibit "B": Location Map



Annexation Agreement Homestead Corporation

Prepared 11/10/04 by Community Development Services - rfg


 Subject Property



EXHIBIT "C"

ORDINANCE NO. 2005-01-008

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN ANNEXATION
AGREEMENT

(2413 and 2425 East Elm Street and 504 MacArthur Drive/
Homestead Corporation of Champaign-Urbana)

WHEREAS, an Annexation Agreement between the City of Urbana, Illinois and the Homestead Corporation of Champaign-Urbana 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 0.453 acres located at 2413 and 2425 East Elm Street and 405 MacArthur Drive and said tracts are legally described as follows:

Lot 43 in Scottswood Subdivision, as per Plat recorded in Plat Book "N" at Page 96, situated in Champaign County, Illinois. Parcel Index Number 30-21-15-129-005.

Lot 48 in Scottswood as per Plat recorded in Plat Book "N" at Page 96, situated in Champaign County, Illinois. Parcel Index Number 30-21-15-129-037.

Lot 405 in Scottswood Sixth Subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "O" at Page 86, situated in Champaign County, Illinois. Parcel Index Number 30-21-15-257-002; and

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 January 10, 2005 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. That the Annexation Agreement between the City of Urbana, Illinois and Homestead Corporation of Champaign-Urbana, 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 17th day of January, 2005.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2004.

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 _____, 2005, 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 (2413 and 2425 East Elm Street and 405 MacArthur Drive/Homestead Corporation of Champaign-Urbana)" 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 _____, 2005, 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 _____, 2005.

HOMESTEAD CORPORATION OF CHAMPAIGN/URBANA
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 Homestead Corporation of Champaign-Urbana (hereinafter referred to as the "Owner"). 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, Homestead Corporation of Champaign Urbana is the Owner of record of certain parcels of real estate measuring 0.138, 0.162 and 0.153 acres located at 2413 East Elm Street, 2425 East Elm Street and 504 Mac Arthur Drive, Urbana Illinois and having permanent index numbers 30-21-15-129-005, 30-21-15-129-037 and 30-21-15-257-002 the legal description of which real estate is set forth in Exhibit A attached hereto and referenced herein as "the tracts"; and

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

WHEREAS, although the tracts are not yet contiguous to the City of Urbana, said Owner finds that in order to best utilize the Owner's property, it is desirous to annex the tracts to the City of Urbana when said tracts become 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 tracts be annexed to the City with a zoning classification of R-2, or 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; and

WHEREAS, the Corporate Authorities find annexation of the tracts 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 tracts 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 tracts 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 tracts occurs, 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 tracts. The Owner shall file such written agreement with the City Clerk within thirty (30) days of the signing of such. [The City shall furnish to Owner the appropriate form to satisfy this obligation.]
- (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 tracts. 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 (themselves), 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 tracts 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. The Owner further agree 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 and attached as Exhibit C hereto, 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 tracts, 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 tracts 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 tracts 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 tracts to the City.

Section 2: The Corporate Authorities agree that the tracts 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 tracts. 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 tracts 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/her (their) 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, mortgagees, lessee, executors, assigns and successors in interest of the Owner as to all or any part of the tracts, 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 tracts 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 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 tracts.

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 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 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

James Rose, Executive Director

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 Descriptions

Exhibit B: Location Map