



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth Tyler, AICP, Director

DATE: July 11, 2005

SUBJECT: Annexation of 3003 East Windsor Road – A & E Animal Hospital

Introduction and Background

Staff is requesting the City Council consider the attached ordinance on Monday, July 18, 2005 to annex 3003 East Windsor Road. The developed 1.805 acre tract of property is owned by Dr. Gary Brummet and currently used as an animal hospital. The 0.638 acre right-of-way along Windsor Road would also be annexed. The proposed effective date of the annexation is July 19, 2005.

Issues and Discussion

Dr. Brummet approached the City last year to discuss annexing his property at 3003 East Windsor Road. An annexation agreement was approved in April 2005 that addressed issues such as zoning, future land uses, and Windsor Road right-of-way. The property is currently contiguous to the city limits from the north. The property is also in the processes of being subdivided into “eastern” and “western” parcels. The “eastern” parcel will be zoned City AG, Agricultural, and the “western” parcel will be zoned City R-3, Single and Two-Family Residential upon annexation. This rezoning was unanimously approved by the previous City Council as part of the annexation agreement. Additional items approved as part of the annexation agreement include:

- The Owner agrees to dedicate 20 feet of right-of-way for the future improvements of Windsor Road. At this time these improvements are scheduled for 2008-2009.
- The City agrees to allow two curb-cuts from Windsor Road; one for each lot.
- The Owner agrees to discontinue use of the existing structure as a clinic once the new clinic is established. The old clinic will be renovated as a residence.
- The City agrees to grant a variance for lot size and lot width in the Agricultural Zoning District.
- The City agrees to grant a variance to allow for an encroachment into the setback for both the parking lot and a monument sign.
- The Owner agrees to connect to sanitary sewer service once the City constructs the appropriate infrastructure.

Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting on July 18, 2005 and approve the ordinance to annex the property located at 3003 East Windsor Road into the City of Urbana, Illinois effective July 19, 2005 at 12:00P.M.

Prepared by:

Matt Wempe, Planner I

Cc: Dr. Gary Brummet
3003 East Windsor Road
Urbana, IL 61802

Attachment #1: Draft Ordinance to Annex 3003 East Windsor Road
Attachment #2: Annexation Location Map
Attachment #3: Annexation Plat
Attachment #4: Signed Annexation Petition submitted by Owner

ORDINANCE NO. 2005-07-091

AN ORDINANCE
ANNEXING CERTAIN TERRITORY
TO THE CITY OF URBANA

(3003 East Windsor Road / Dr. Gary Brummet DBA A & E Animal Hospital)

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 Philo 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 July 1, 2005 that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Monday, July 18, 2005; 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 territory to be annexed by this Ordinance is presently located within Champaign County's AG-2, Agricultural zoning district and upon annexation will be classified City R-3, Single and Two-Family Residential on the eastern parcel and City AG, Agriculture on the western parcel in accordance with the provisions of the annexation agreement approved by City Ordinance No. 2005-04-052; 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.:

Beginning at the Northeast Corner of the premises described as the North 23.3 acres of the West Half (W ½) of the East Three-quarters (E ¾) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Nineteen (19) North, Range Nine (9) East of the Third Principle Meridian, situated in Champaign County, Illinois, thence South 208.708 feet; thence West 417.416 feet; thence North 208.708 feet; thence East 417.416 feet to the place of beginning, situated in Champaign County, Illinois.

Also...

Beginning at the Northeast corner of the premises known as "The North 23.3 acres of the West Half of the East three-quarters (3/4) OF THE northeast quarter of Section 27, Township 19 North, Range 9 East of the Third Principle Meridian"; thence South 208.71 feet along the East line of said tract for a true place of beginning; thence South along the East line of the West Half of the East three-quarters (3/4) of the Northeast Quarter of said Section 27, 30.00 feet; thence West parallel with the North line of said Section 27, 417.42 feet; thence North parallel with the East line of said tract, 30.00 feet; thence East parallel with the North line of said Section 27, 417.42 feet to the place of beginning, situated in Champaign County, Illinois.

Except a part of the tract being more particularly described as follows:

Commencing at the Northeast corner of the above described tract of land, said point being 991.48 feet West of the Northeast corner of said Section 27 as measured along the North line of said Section 27, proceed on an Illinois State Plan Coordinate System, East Zone Grid Bearing of South 00 degrees 41minutes 37 seconds East 32.53 feet to the true point of beginning, said point also being on the existing South right-of-way line of F. A. Route 524 (Illinois Route 130); thence South 00 degrees 20 minutes 17 seconds East 20.22 feet; thence South 89 degrees 09 minutes 19 seconds West 58.26 feet; thence South 00 degrees 50 minutes 37 seconds West 20.40 feet to a point on said right-of-way line of F. A. 524 (Illinois Route 130); thence North 89 degrees 19 minutes 28 seconds East along said South right-of-way line of F. A. Route 524 (Illinois Route 130) a distance of 58.44 feet to the point of beginning.

commonly known for reference as 3003 East Windsor Road, Urbana, Illinois, be and the same is hereby annexed to the City of Urbana, Illinois. The above-described parcel, prior to annexation, has the parcel index numbers 30-21-27-200-006, and following annexation the said parcel should bear the parcel index numbers 91-21-27-200-006.

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-3, Single and Two-Family Residential on the eastern parcel and AG, Agricultural on the western parcel upon annexation in accordance with the provisions of the annexation agreement approved by City Ordinance No. 2005-04-052.

Section 5. The territory annexed herein is assigned to City of Urbana Ward 6.

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 July 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

_____, _____.

Laurel Lunt Prussing, Mayor



Location: Off of Springfield Ave., in between McCullough St. and Birch St.
Zoning: M OR - Mixed Office Residential, B2 - Neighborhood Business - Arterial
Description: Parking Lot Expansion