



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: July 10, 2008

SUBJECT: Annexation of Faith Community Church – 2111 and 2105 Willow Road, 2110 Hagan Boulevard/Marsh Jones

Introduction and Background

Faith Community Church is requesting the City Council consider the attached annexation petition and ordinance to annex three church-owned parcels located at 2110 Hagan Boulevard, 2111 and 2105 Willow Road. The Church wishes to build another building on one of its parcels, and in order to connect the public sewer they must annex into the City.

Issues and Discussion

The property is located on Kenyon Road, between Hagan Boulevard and Willow Road. The church wishes to build a new building on their campus which would connect to the Urbana-Champaign Sanitary District. The Building Safety Division has received plans for the new building and does not anticipate any code compliance issues. Since this will create a new sanitary sewer service connection, agreement to annex into the City of Urbana is required under the requirements of an agreement between the City and Urbana Champaign Sanitary District.

Since the property is contiguous, it can be immediately annexed without the need for an annexation agreement. Unlike annexation agreements, annexation petitions do not require a separate public hearing, only City Council approval. Property taxes will not be affected as church-related uses are exempt. City services will not be affected, as they already serve areas adjacent to the property. It should also be noted that this annexation will not take in any public right-of-way, as the right-of-way along Kenyon Road is already in the City.

The Willow Road area is mostly residential, with a few commercial uses to the east. The property is currently zoned Champaign County R-1, Single Family Residence, and will automatically convert to City R-1, Single Family Residential zoning upon annexation. Church uses are allowed by Special Use Permit. As a legal non-conforming use, the church would be required to obtain a Special Use Permit in order to expand. If approved, the annexation would be effective July 31, 2008 at 12:00pm.

Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting on July 21, 2008 and approve the ordinance to annex the Faith Community Church property, located at 2110 Hagan Boulevard, 2111 and 2105 Willow Road into the City of Urbana, Illinois effective July 31, 2008 at 12:00P.M.

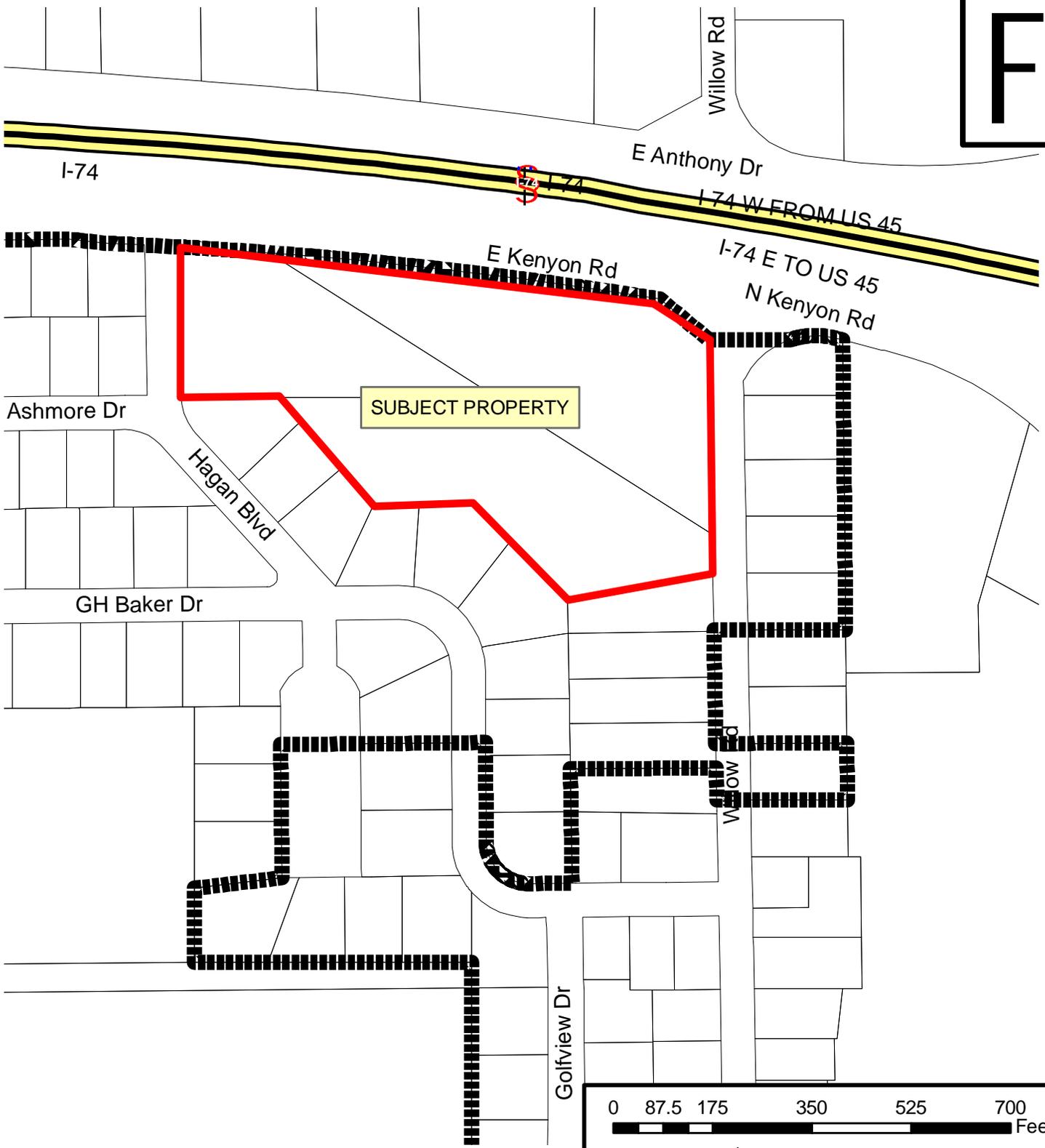
Prepared by:

Jeff Engstrom, Planner I

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

Exhibit A: Location Map

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Plan Case: 2008-A-01
Description: Faith Community Church Annexation Petition
Location: 2111 and 2105 N. Willow Rd, 2110 Hagan Blvd



Prepared 06/08 by Community Development Services - jme

ORDINANCE NO. 2008-07-076

AN ORDINANCE
ANNEXING CERTAIN TERRITORY
TO THE CITY OF URBANA

(2111 and 2105 Willow Road, 2110 Hagan Boulevard / Marsh Jones)

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 Eastern Prairie 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 __, 2008 that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, July 21, 2008; 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 R-1, Single Family Residence zoning district and upon annexation will be directly converted to City R-1, Single 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: 30-21-05-427-002, 4.00 acres
A part of the Southeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Illinois, more particularly described as follows: Commencing at the Southeast Corner of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois; thence N 00° 37' 00" W, along the East line of the Southeast Quarter of said Section 5, 2091.66 feet for a true place of beginning; thence S 89° 23' 00" W, 30.00 feet; thence N 55° 54' 57" W, 936.59 feet, to the Southerly right-of-way line of F. A. Route 39 (Interstate 74); thence Southeasterly along a horizontal curve concave to the Southwest having a radius of

11,704.3 feet, 692.70 feet, said curve having a chord of 692.59 feet and a chord bearing of S 82° 44' 29" E, said curve being the Southerly right-of-way line of F. A. Route 39; thence S 45° 35' 00" E, 122.10 feet, along the Southerly right-of-way line of F. A. Route 39; thence S 00° 37' 00" W, 2.41 feet; thence N 89° 23' 00" E, 27.60 feet to the East line of the Southeast Quarter of said Section 5; thence S 00° 37' 00" E, along the East line of the Southeast Quarter of said Section 5, 354.65 feet more or less, to the place of beginning, said tract containing 4.00 acres, more or less, all situated in Champaign County, Illinois.

PIN: 30-21-05-427-017, 2.80 acres
Beginning at the Northeast corner of Lot 69 in Timber Hills Third Subdivision Champaign County, Illinois; thence South 89 degrees 56 minutes 38 seconds East, 355.87 feet; thence South 55 degrees 54 minutes 57 seconds East, 494.37 feet; thence South 89 degrees 23 minutes 00 seconds East, 30.00 feet to the East line of the Southeast Quarter of said Section 5; thence South 00 degrees 37 minutes 00 seconds West along the East line of said Section 5, 30.00 feet; thence South 80 degrees 37 minutes 30 seconds West, 287.63 feet to an iron pipe located on the Easterly line of Lot 74 in Timber Hills Third Subdivision, said point being 60.00 feet North of the Southeast corner thereof; thence North 43 degrees 44 minutes 44 seconds West along the Easterly lines of Lots 73 and 74 in Timber Hills Third Subdivision, 232.95 feet; thence South 89 degrees 51 minutes 42 seconds West along the Northerly line of Lots 72 and 73 in Timber Hills Third Subdivision, 180.00 feet; thence North 42 degrees 20 minutes 13 seconds West along the Easterly lines of Lots 69, 70 and 71 in Timber Hills Third Subdivisions, 252.60 feet to the place of beginning, said tract containing 2.80 acres, more or less, all situated in Champaign County, Illinois.

PIN: 30-21-05-427-004, 1.98 acres
Beginning at a point 60 feet S 89° 57' 28" E of the Southeast corner of lot 62 of TIMBER HILLS SUBDIVISION NO. 2 situated in the Southeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois; thence N 00° 42' 28" W, 262.09 feet to a point on the Southerly right-of-way line of FA Route 39; thence Southeasterly along a curve to the right, having a radius of 11704.3 feet for a distance of 162.42 feet, said arch having a chord 162.42 feet, whose direction is S 84° 50' 04" E thence S 55° 54' 57" E, 442.24 feet; thence N 89° 57' 28" W, 524.79 feet to the place of beginning, said tract containing 1.98 acres, more or less, all situated in Champaign County, Illinois.

commonly known for reference respectively as 2111 and 2105 Willow Road, 2110 Hagan Boulevard, 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 30-21-05-427-002, 30-21-05-427-017, and 30-21-05-427-004 and following annexation the said parcels should bear the parcel index numbers 91-21-05-427-002, 91-21-05-427-017, and 91-21-05-427-004.

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-1, Single Family Residential.

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 31st day of July 2008 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