



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: June 17, 2010

SUBJECT: Annexation Case No. 2010-A-06: Annexation Agreement between the City of Urbana and Neal and Rosemary Asklund for a 0.38-acre tract of property known as 105 G. H. Baker Drive

Introduction and Background

Neal and Rosemary Asklund are requesting approval of an annexation agreement for property they own at 105 G. H. Baker Drive. The property consists of approximately 0.38 acres and is currently vacant. (See Exhibit A) The petitioners are proposing to construct a single-family home on the property. (See Exhibit B) The property has previously been used for single-family purposes. In October of 2009, a single-family home on the property was destroyed by fire. The surrounding property to the north, south and east are also used for residential purposes. The Urbana Country Club lies to the west of the subject property.

The subject property is not currently contiguous to the city limits, but is within the mile-and-a-half extraterritorial jurisdictional (ETJ) area of Urbana. A “new” connection permit is required to connect the proposed single-family home to the Urbana & Champaign Sanitary District (UCSD) sanitary sewer. Under an intergovernmental agreement with the UCSD, any property owner outside the corporate limits of Urbana, but within the ETJ, that is required to secure a “new” connect permit must also agree to annex to the City of Urbana at such time as their property is contiguous. To comply with the intergovernmental agreement between the City and the UCSD, the property owners are requesting approval of an annexation agreement.

A public hearing before the Urbana City Council concerning the proposed annexation agreement between the City and Neal and Rosemary Asklund is scheduled for June 21, 2010 at 7:00 p.m. The annexation agreement is also on the agenda that evening for City Council consideration.

Issues and Discussion

The proposed annexation agreement outlines the basic provisions for annexing into the City of Urbana. (See Exhibit C) There are no special incentives offered on behalf of the City to the petitioner in order to annex. The proposed single-family home and all other future new

development, construction or additions would need to be in conformance with the Urbana Zoning Ordinance and all City of Urbana building, electrical, fire and plumbing codes, orders or regulations in effect at the time of annexation.

The subject property is zoned R-1, Single Family Residence in unincorporated Champaign County. The agreement would provide for the direct conversion to the City's R-1, Single-Family Residential Zoning District upon annexation. The subject property is surrounded by residential uses to the north, south, and west. The future land use of the subject property is designated as "Residential" in the 2005 Urbana Comprehensive Plan. The proposed R-1 Zoning District would be consistent with the proposed use of the property, the current use of surrounding properties, and the future land use designation of the subject property in the Comprehensive Plan.

Summary of Findings

1. The subject property is not currently contiguous to the city limits, but is within the mile-and-a-half extraterritorial jurisdictional area of the City of Urbana.
2. The subject property is currently vacant. The owners are proposing to construct a single-family home on the property.
3. An annexation agreement is required under an agreement between the City and the Urbana & Champaign Sanitary District that requires all new sewer connections to either annex or enter into an annexation agreement with the City.
4. The proposed annexation agreement provides for the direct conversion from R-1, Single Family Residence in Champaign County to the City of Urbana R-1, Single-Family Residential Zoning District upon annexation to the City.
5. The proposed annexation agreement would be consistent with the goals and objectives of the 2005 City of Urbana Comprehensive Plan.
6. The proposed annexation agreement would not be detrimental to the public health, safety or general welfare.

Options

In Annexation Case 2010-A-06, the City Council has the following options:

- a. Approve the annexation agreement; or
- b. Approve the annexation agreement subject to recommended changes. (Note: The petitioner would have to agree to any recommended changes.)
- c. Deny the annexation agreement.

Staff Recommendation

Based on the analysis and findings presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the City Council **APPROVE** the proposed Annexation Agreement in Case No. 2010-A-06.

Prepared By:

Lisa Karcher, Planner II

cc: Neal and Rosemary Asklund, P.O. Box 230, Philo, IL 61864
John Hall, Champaign County Department of Planning and Zoning

Attachments: Draft Ordinance Approving an Annexation Agreement

Exhibit A: Location Map

Exhibit B: Proposed Site Plan

Exhibit C: Draft Annexation Agreement

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
(105 G. H. Baker Drive / Neal and Rosemary Asklund)

WHEREAS, an Annexation Agreement between the City of Urbana, Illinois and Neal and Rosemary Asklund 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 0.38 acres located at 105 G. H. Baker Drive and said tract is legally described as follows:

Lot 32 in Timber Hills Subdivision, as per Plat recorded in Plat Book "K" at Page 87, situated in Champaign County, Illinois.

WHEREAS, the City Clerk of Urbana, Illinois, duly published notice on the 2nd day of June, 2010 in the News-Gazette, a newspaper of general circulation in the City of Urbana, that a public hearing would be held before the Urbana City Council on the matter of the proposed Annexation Agreement on the 21st day of June, 2010; and

WHEREAS, the City of Urbana, Illinois also mailed notice of the public hearing to the Chief and each of the Trustees of the Eastern Prairie Fire Protection District on the 2nd day of June, 2010; and

WHEREAS, on the 21st day of June, 2010, the Urbana City Council held a public hearing on the proposed Annexation Agreement; and

WHEREAS, the Urbana City Council has determined that the proposed Annexation Agreement is in conformance with the goals and objectives of the City of Urbana's Official Comprehensive Plan; 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 Annexation Agreement between the City of Urbana, Illinois and Neal and Rosemary Asklund, 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 _____, 20____.

AYES:

NAYS:

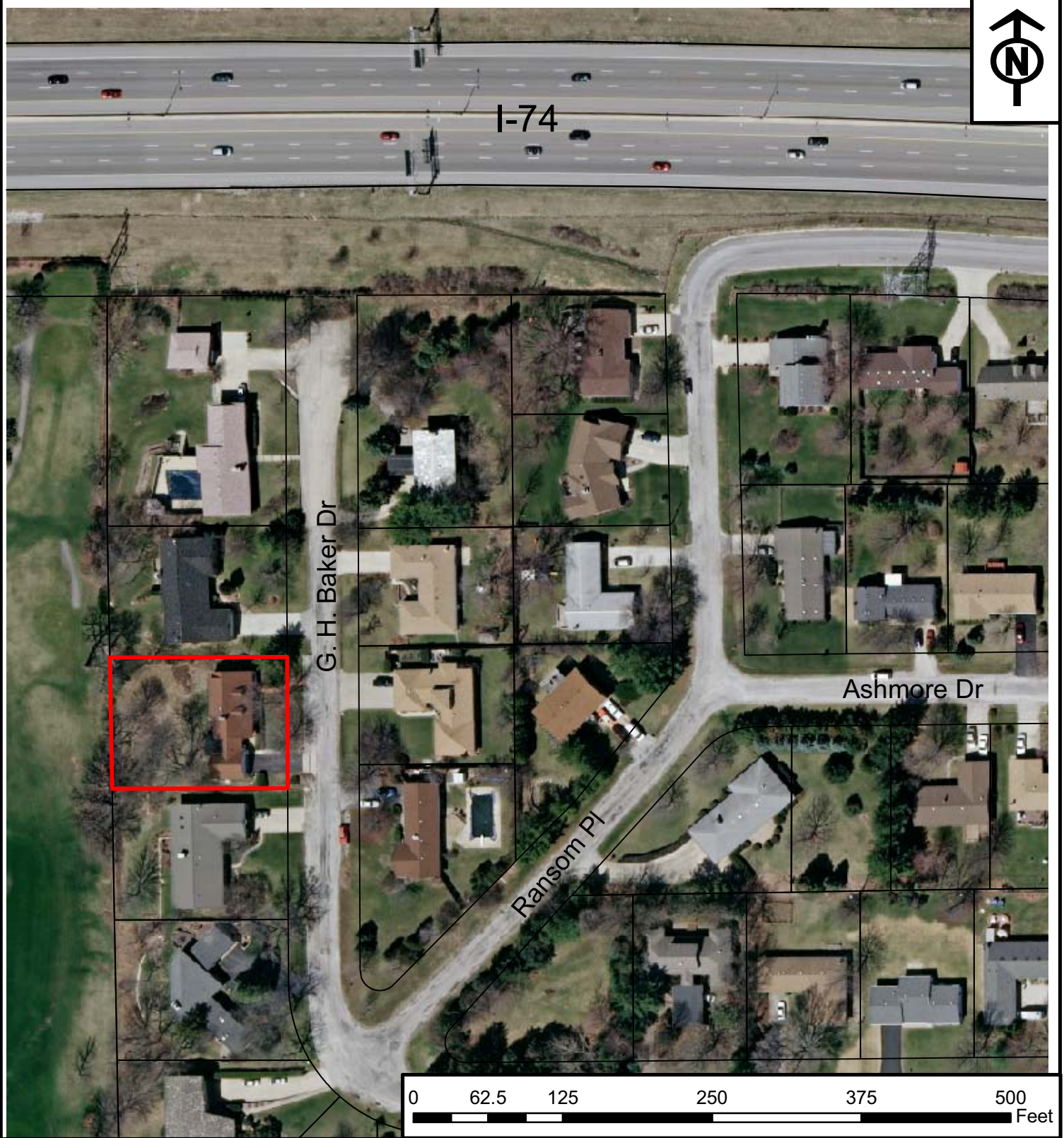
ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 20____.

Laurel Lunt Prussing, Mayor

Exhibit A: Location Map



Annexation Case: 2010-A-06
Petitioner: Neal and Rosemary Asklund
Address: 105 G. H. Baker Drive
PIN No.: 30-21-05-401-004

 Subject Property

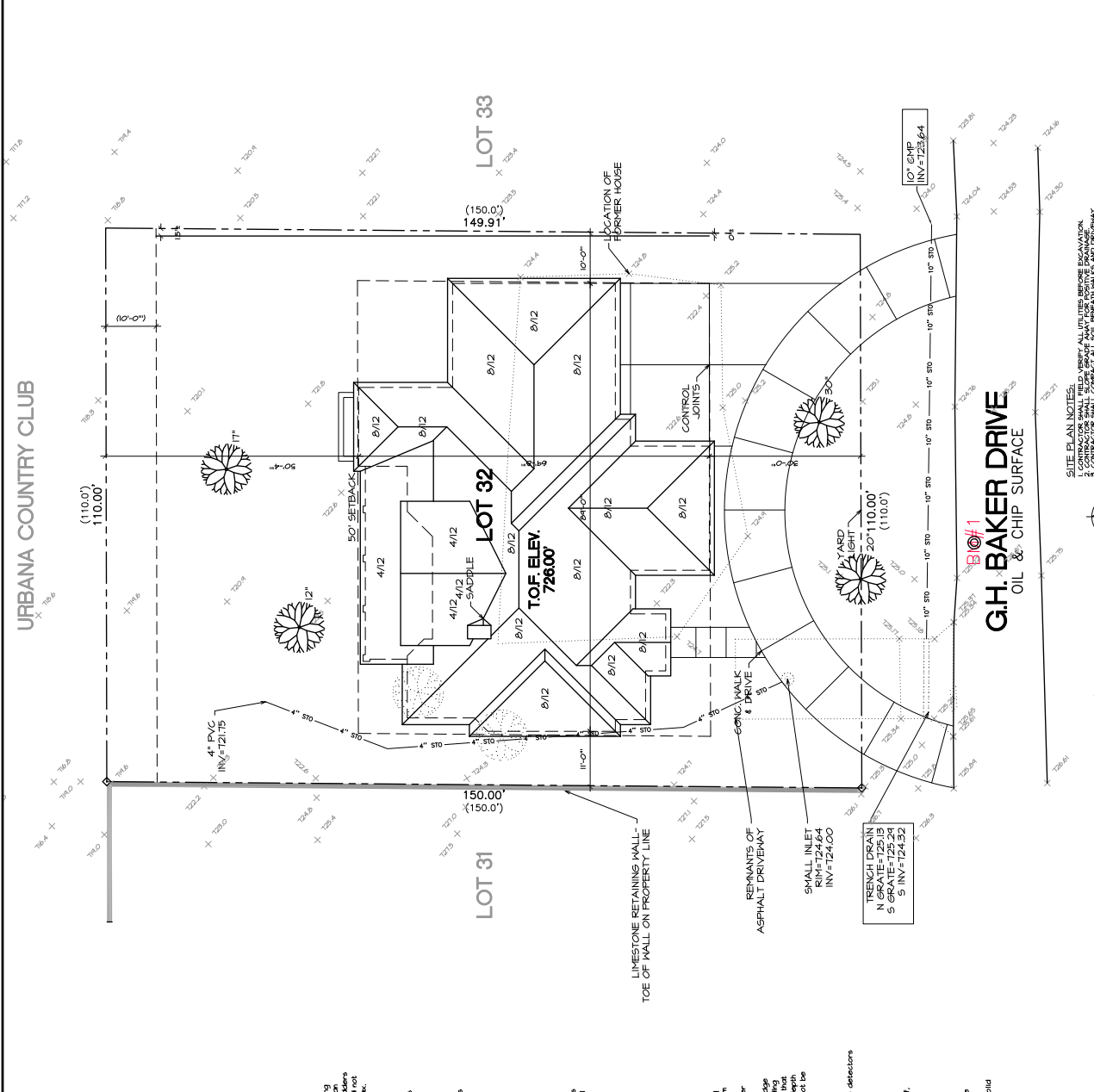
NOTE: THESE DRAWINGS REFER TO ALL DIMENSIONS, SPECIFICATIONS, MATERIALS, METHODS OF CONSTRUCTION, AND FINISHES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS ON SITE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GALLIVANS
 DRAFTING & DESIGN
 603 S. HARRISON
 PHIL, IL 61884
 (217) 684-2998

STATISTICS	EXISTING	PROPOSED
AREA	N/A	2,250 S.F.
THIRD FLOOR LIVING	N/A	1,150 S.F.
SECOND FLOOR	N/A	1,100 S.F.
BASEMENT AREA	N/A	3,700 S.F.
SCREENED AREA	N/A	2,930 S.F.
PORCH AREA	N/A	1,154 S.F.
TOTAL AREAS	N/A	8,242 S.F.

NEAL & ROSE ASKLUND
 FUTURE RESIDENCE FOR
 109 G.H. BAKER DRIVE
 LOT #32 TIMBER HILLS SUBDIVISION
 URBANA, IL 61802

SCALE	DATE	REVISION	DATE
AS SHOWN			
1" = 10'-0"			



1" SITE/ROOF PLAN
 A-2 SCALE 1"=10'-0"

NOTE: ALL CONSTRUCTION TO CONFORM TO 2000 IRC BUILDING CODE FOR ONE AND TWO-FAMILY DWELLINGS.

CONSTRUCTION NOTES

- DESIGN LOADS: 40 PSF LIVE LOAD, 15 PSF DEAD LOAD, SOIL BEARINGS 2,000 PSF.
- FLOOR LOADS: 40 PSF LIVE LOAD, 15 PSF DEAD LOAD.
- FOUNDATION: CONCRETE ON LIVE LOAD.
1. Concrete for footings to be min. 2,000-psi strength & 28-day concrete for slabs to be min. 3,000-psi strength & 28-day concrete for walls to be min. 3,000-psi strength & 28-day. All slabs shall be placed on compacted fill. All walls shall be placed on compacted fill.
2. Concrete shall be min. 4" thick and reinforced with #4 rebar. All concrete shall be placed on compacted fill. All concrete shall be placed on compacted fill.
3. Garage and driveway slabs shall have isolated or saw control joints at locations indicated on drawings. Halls or previously poured slabs.
4. All control joints shall be straight and true. Place 1/2" expansion material between slabs and adjacent walls or previously poured slabs.
5. Place 1/2" x 1/2" x 1/2" steel anchor bolts at a min. 6'-0" oc and within 1'-0" of each block foundation wall corner. Slab block cores at anchor bolt locations. Place 1/2" x 1/2" x 1/2" steel anchor bolts at a min. 6'-0" oc and within 1'-0" of each block foundation wall corner. Slab block cores at anchor bolt locations. Place 1/2" x 1/2" x 1/2" steel anchor bolts at a min. 6'-0" oc and within 1'-0" of each block foundation wall corner. Slab block cores at anchor bolt locations.
6. Crawlspace area shall be covered with min. 4-mil vapor barrier and 2" pea gravel. Beams to be formed and poured in place. All beams shall be supported by masonry piers. All masonry piers shall be placed on compacted fill. All masonry piers shall be placed on compacted fill.
7. Hatches required for basement egress windows shall have horizontal dimensions that allow the door or window to be fully opened. The horizontal dimensions of the wall shall provide a minimum net clear opening of 44" and a minimum net height of 44". All hatches shall be finished with 1/2" x 1/2" x 1/2" steel. All hatches shall be finished with 1/2" x 1/2" x 1/2" steel.
8. All exterior walls to receive a min. 1/2" plywood or OSB sheathing. After installing R-15 (vertical) fiberglass insulation, exterior wall sheathing shall be placed over the insulation. All exterior walls shall be finished with 1/2" x 1/2" x 1/2" steel.
9. All ceilings below attic spaces shall receive vapor barrier prior to placement of 5/8" gypsum board. Common walls between garage and living space shall receive 1/2" gypsum board. Garage ceiling shall be finished with 1/2" x 1/2" x 1/2" steel. All ceilings shall be finished with 1/2" x 1/2" x 1/2" steel.
10. All exterior walls to receive a min. 1/2" plywood or OSB sheathing. After installing R-15 (vertical) fiberglass insulation, exterior wall sheathing shall be placed over the insulation. All exterior walls shall be finished with 1/2" x 1/2" x 1/2" steel.
11. All exterior walls to receive a min. 1/2" plywood or OSB sheathing. After installing R-15 (vertical) fiberglass insulation, exterior wall sheathing shall be placed over the insulation. All exterior walls shall be finished with 1/2" x 1/2" x 1/2" steel.
12. All exterior walls to receive a min. 1/2" plywood or OSB sheathing. After installing R-15 (vertical) fiberglass insulation, exterior wall sheathing shall be placed over the insulation. All exterior walls shall be finished with 1/2" x 1/2" x 1/2" steel.

MISCELLANEOUS NOTES

1. Provide ceiling mounted smoke detectors on all floor levels including basements and inside each individual sleeping room. Smoke detectors shall be located outside each bedroom within 10' of a bedroom. All smoke detectors shall be interconnected with testing backup for operation.
2. Provide a min. 2x2x8" attic access doors in each story of each unit.
3. Provide a min. 2x4x8" attic access doors in each story of each unit.
4. Where joints must be cut for mechanical and electrical lines, holes cut in joists shall have no edge within 2" of the top or bottom edges of the joists. Holes shall have a diameter not exceeding 1/3 of the joist diameter. Holes shall have a diameter not exceeding 1/3 of the joist diameter. Holes shall have a diameter not exceeding 1/3 of the joist diameter.
5. Down leading from the living portion to either the garage or to the exterior to be 1 3/4" thick steel or solid core steel floor door shall have a deadlock lock. Floor slabs shall be located between 54" - 60" above the exterior finish grade. Floor slabs shall be located between 54" - 60" above the exterior finish grade.
6. Tape all insulating sheathing joints behind brick veneer masonry and install approved vapor barrier. Min. 1/2" thick metal flashing behind brick, including window heads and sills. Minimum window head shall be 1/2" x 1/2" x 1/2" steel angle 3/16" x 1/2" x 3/16" attached to wood header.
7. All basements must have an exterior door or window approved for emergency escape or rescue. Minimum clear width of 20". Maximum sill height is 4".

Annexation Agreement

(105 G. H. Baker Drive/Neal and Rosemary Asklund)

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 **Neal and Rosemary Asklund** (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, Neal and Rosemary Asklund are the owners of record of a certain 0.38-acre parcel of real estate located at 105 G. H. Baker Drive, and having a permanent index number 30-21-05-401-004, the legal description of which real estate is set forth in Exhibit 1 attached hereto and referenced herein as "the tract".

WHEREAS, the attached map, labeled Exhibit 2, is a true and accurate representation of the tract to be annexed to the City of Urbana under the provisions of this agreement.

WHEREAS, although the tract is not yet contiguous to the City of Urbana, the Owner finds that in order to best utilize the said tract, it is desirous to enter into this agreement to annex the tract to the City of Urbana when the said tract becomes contiguous to the City, pursuant to and as provided for in this annexation agreement.

WHEREAS, the tract is currently zoned R-1, Single Family Residence in Champaign County and the City and the Owner find it necessary and desirable that the tract be annexed to the City with a zoning classification of R-1, Single Family Residential, 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 that annexation of the tract as described herein reflects the goals, objectives and policies set forth in the City's 2005 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: Ownership and Annexation.

- (a) The Owner represents that they are the sole owner of record of the tract described in Exhibit 1 and that they 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 occurs, the 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 they fail 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 owner(s) 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 themselves, successors 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: Zoning Classification. 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.

Section 3: Development Regulations. The Owner agrees to abide by all applicable development regulations, as may be amended from time to time.

Section 4: Building Code Compliance. The Owner agrees to cause any/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. 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 5: Amendments Required. 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: Annexation. The Corporate Authorities agree to annex said tract 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: Zoning Classification. The Corporate Authorities agree that the tract will be zoned R-1, Single Family Residential 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. 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, 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 constitutes 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 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 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 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.

Section 7: Irrevocability. In consideration of the City of Urbana granting approval allowing an Urbana-Champaign sanitary sewer connection pursuant to Resolution No. 9394-R13, this offer of annexation agreement is not revocable for a period of ninety (90) days from the date of execution by owners.

IN WITNESS WHEREOF, the Corporate Authorities and the 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:

Laurel Prussing, Mayor

Neal Asklund
Neal Asklund

Date

5/17/2010
Date

Rosemary Asklund
Rosemary Asklund

5/17/2010
Date

ATTEST:

ATTEST:

Phyllis D. Clark
City Clerk

Anthony C. Weck
Notary Public

Date

May 17, 2010
Date

Exhibits attached and made a part of this Agreement:
Exhibit 1: Legal Description
Exhibit 2: Location Map

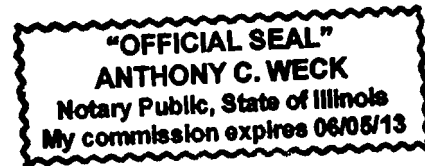


Exhibit 1
Legal Description

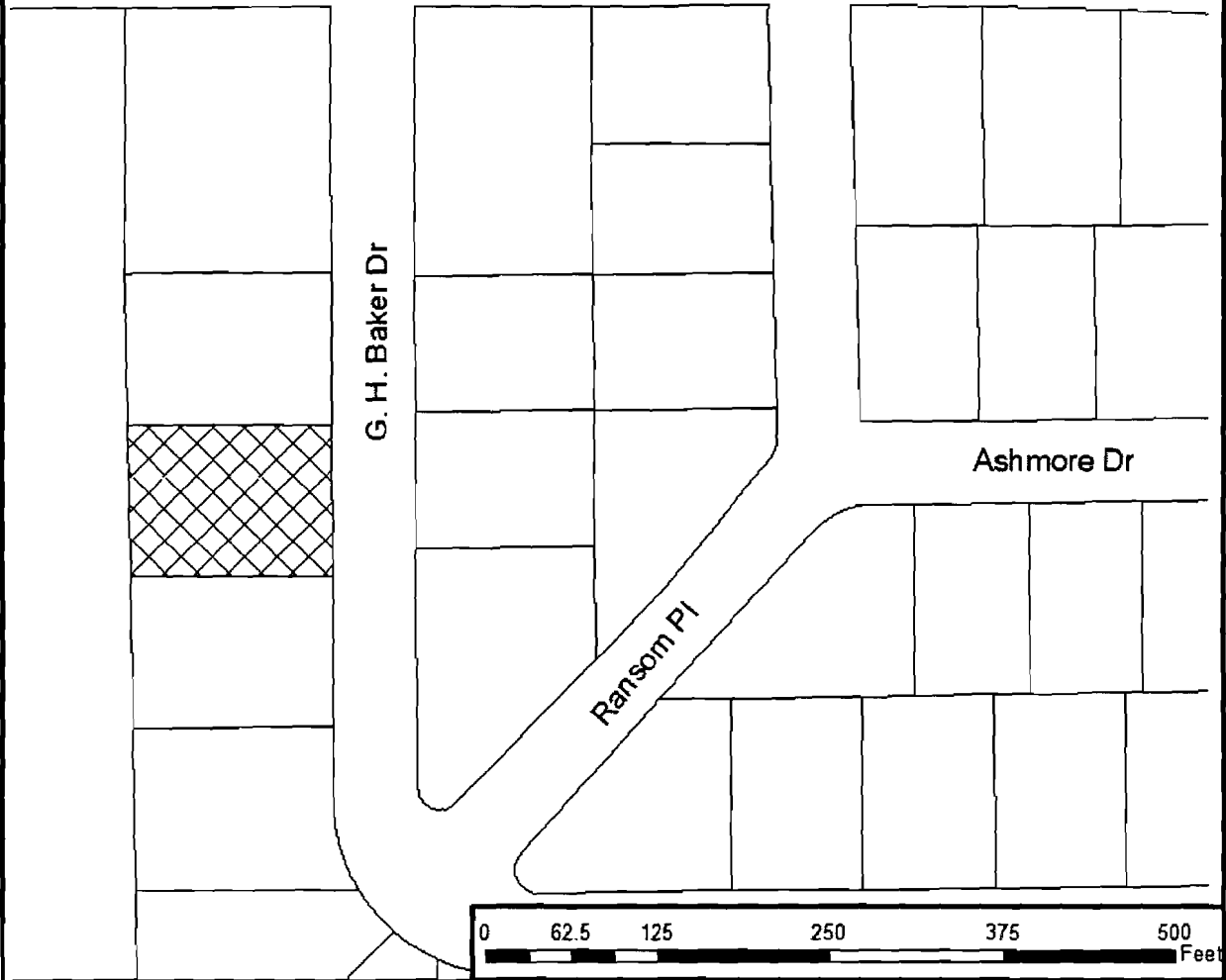
Lot 32 in Timber Hills Subdivision, as per Plat recorded in Plat Book "K" at Page 87,
situated in Champaign County, Illinois.

Permanent Parcel No.: 30-21-05-401-004


Exhibit 2: Location Map



I-74



Annexation Case: 2010-A-06
Petitioner: Neal and Rosemary Asklund
Address: 105 G. H. Baker Drive
PIN No.: 30-21-05-401-004

 Subject Property

Prepared 5/2010 by Community Development Services - lkk