Legislation Details (With Text)

File #:	21-281	**Version:** 1	**Name:**	
Type:	Resolution		**Status:**	Approved
File created:	9/3/2021		**In control:**	City Council
On agenda:	9/28/2021		**Final action:**	9/28/2021

Title: Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at 1310 E DICKISON LANE (Parcel Identification No. 09-22-300-005), Chillicothe, IL.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution for PZ 474-2021, 2. Pre-Annexation Agreement 09 16 21, 3. Agenda Packet for PZ 474-2021, 4. 09 2021 PZ Minutes, 5. Resolution No. 21-281

Date	Ver.	Action By	Action	Result
9/28/2021	1	City Council	approved	Pass

ACTION REQUESTED:
Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at 1310 E DICKISON LANE (Parcel Identification No. 09-22-300-005), Chillicothe, IL.

BACKGROUND: Petitioners, Harry and Deneen Miller, are requesting approval of an annexation agreement for 71 acres of land that is currently not contiguous to the City of Peoria but is located within the 1.5 mile extraterritorial jurisdiction of the City of Peoria.

The Miller's desire to subdivide the land into four lots each less than 40 acres in size and not served by public sanitary sewer. Per Section 2.13.17.E of the Unified Development Code, a proposed subdivision under these conditions requires an annexation agreement.

Original proposed terms of the Annexation Agreement include:
1) Upon annexation, property shall be zoned Class A-1 (Agricultural).
2) Approval of a preliminary/final subdivision plat containing four lots with frontage on Dickison Lane.
3) City shall not require the construction or installation of curbs and gutters, storm sewers, sanitary sewers, or public water. *Following the Planning & Zoning Commission meeting, the petitioner revised the agreement to align with the Commission's recommendation noted below.*
4) No further subdivision of the four lots.
5) Any new residences constructed on the property must contain a residential sprinkler system.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 7 to 0 to approve with a condition to revise the annexation agreement to allow for the construction or installation of curbs and gutters, storm sewers, or public water should the property be annexed to the City of Peoria. The Petitioner and Staff concur with this recommendation and the attached annexation agreement has been revised accordingly.

See the attached Planning & Zoning Commission agenda packet and meeting minutes for additional detailed information.

FINANCIAL IMPACT: No financial impact to the City until such time that the property is annexed which will then require the city to provide services.

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): None

IMPACT IF APPROVED: An annexation agreement will be in place with terms for rezoning and installation of infrastructure upon annexation. The property will be subdivided into four lots of less than 40 acres in size and without connection to public sanitary sewer.

IMPACT IF DENIED: The property cannot be subdivided as proposed with four lots each less than 40 acres in size. In addition, an agreement for future annexation will not be in place should property become contiguous to the City of Peoria boundary.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

    1. Grow Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

    1. Grow employers and jobs.

DEPARTMENT: Community Development