



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:** December 4, 2008  
**SUBJECT:** Annexation of 2003 East Airport Road – Delbert and Sara Dahl

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**Introduction and Background**

Staff is requesting that the City Council consider the attached ordinance on Monday, December 15, 2008 to annex 2003 East Airport Road as petitioned by the property owner. The 2.404 acre tract of property is currently owned by Delbert and Sara Dahl and has been developed for single-family residential purposes. The right-of-way along Airport Road would also be annexed. The right-of-way to be annexed totals 0.189 acres. The proposed effective date of the annexation would be December 16, 2008.

**Issues and Discussion**

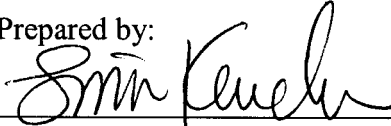
The property at 2003 East Airport Road is currently contiguous to the city limits to the east and the west. (See Exhibit A) The subject property is located along the south side of Airport Road and is situated between Landis Farm Subdivision No. 2 to the west and Somerset Subdivision No. 5 to the east. The property is currently occupied by a single-family residence. The petitioners desire to connect to the Urbana-Champaign Sanitary District (UCSD). Since this will create a new sanitary sewer service connection, annexation into the City of Urbana is required under the requirements of the agreement between the City and UCSD. Upon annexation the subject property would be zoned R-1, Single-Family Residential. The proposed R-1 Zoning District would be consistent with the use of the property and with the future land use designation of the subject property by the 2005 Urbana Comprehensive Plan.

The subject property can be immediately annexed without the need for an annexation agreement because it is contiguous to the city limits. The required notifications concerning the proposed annexation were sent by the City Clerk on November 21, 2008. Any further development on the site will be built to the codes and requirements of the City of Urbana.

## Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council's regular meeting on December 15, 2008 and approve the ordinance to annex the property located at 2003 East Airport Road into the City of Urbana, Illinois, to be effective at noon on December 16, 2008.

Prepared by:



Lisa Karcher, Planner II

Attachments: Draft Ordinance to Annex 2003 East Airport Road

Exhibit A: Annexation Location Map

Exhibit B: Annexation Plat

Exhibit C: Annexation Petition submitted by Owners

cc: Delbert & Sara Dahl  
2003 East Airport Road  
Urbana, IL 61802

ORDINANCE NO. 2008-12-139

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA**

(2003 East Airport Road / Delbert and Sara Dahl)

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 Carroll Fire Protection District, and includes certain territory within 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 November 21, 2008 that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, December 15, 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 Zoning District; 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.:

A part of the Northeast Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana Township, Champaign County, Illinois, being more particularly described as follows:

The north 9.95 chains of the east  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois.

Except:

Airport Road right-of-way lying within the above described tract, being 22 feet in width and encompassing 0.083 acre, more or less

Containing in all 2.404 acres, more or less.

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 the Airport Road Right-of-Way lying adjacent to the herein annexed tract, being 50 feet in width and encompassing 0.189 acre, more or less.

The property is commonly known as 2003 East Airport 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 number 30-21-04-226-001, and following annexation the said parcel should bear the parcel index number 91-21-04-226-001.

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 3. 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 4. The territory annexed herein is assigned to City of Urbana Ward 5.

Section 5. To avoid uncertainty regarding public safety responsibilities concerning the property herein annexed, this Ordinance shall take effect at noon on the 16<sup>th</sup> day of December, 2008 following its passage by the Urbana City Council.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

A part of the Northeast Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana Township, Champaign County, Illinois, being more particularly described as follows:

The north 9.95 chains of the east 1/2 of the east 1/2 of the east 1/2 of the northeast 1/4 of the northeast 1/4 of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois.

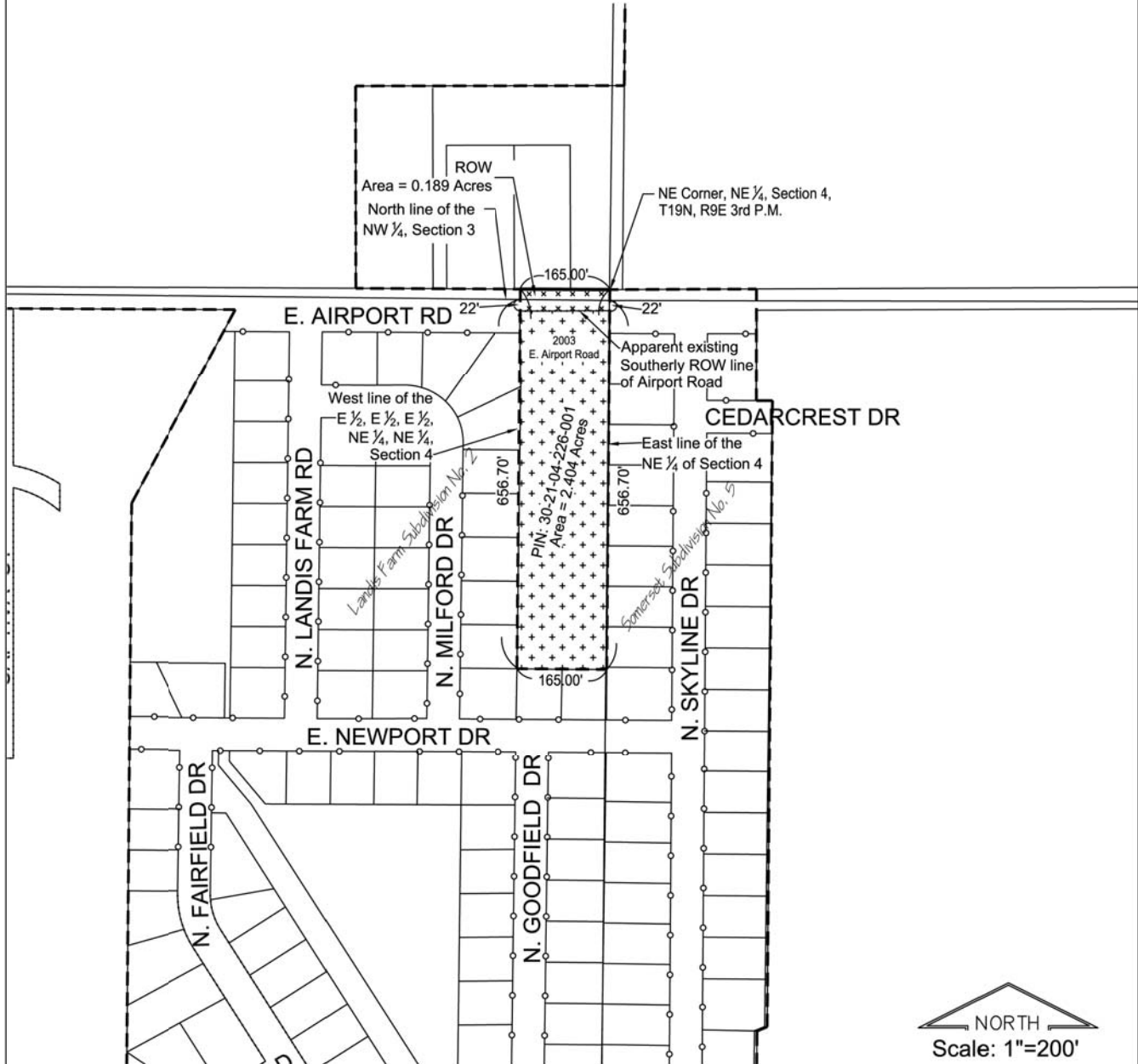
**EXCEPT:**

Airport Road right-of-way lying within the above described tract, being 22 feet in width and encompassing 0.083 acre, more or less

Containing in all 2.404 acres, more or less.

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 the Airport Road Right-of-Way lying adjacent to the herein annexed tract, being 50 feet in width and encompassing 0.189 acre, more or less.



**MAP SHOWING AREA  
ANNEXED BY CITY  
ORDINANCE #2008-12-XXX  
CITY OF URBANA, ILLINOIS  
CHAMPAIGN COUNTY  
DATE: December XX, 2008**

- AREA OF ANNEXATION
- EXISTING CITY LIMITS
- NEW CITY LIMITS
- RIGHT-OF-WAY

**ENGINEERING  
DIVISION**

CITY ENGINEER/PUBLIC WORKS DIRECTOR

CAD: B.W.F. 12/01/2008  
CHECKED: W.R.G. 12/02/2008

**EXHIBIT B**

Petition for Annexation  
To  
THE CITY COUNCIL OF THE CITY OF URBANA  
CHAMPAIGN COUNTY, ILLINOIS

The Petitioners, Delbert Dahl and Sara Dahl, respectfully state under oath:

- 1. Petitioners are the sole owners of record of the following legally described tract of land, except any public right-of-way property to wit:

The north 9.95 chains of the east 1/2 of the east 1/2 of the east 1/2 of the northeast 1/4 of the northeast 1/4 of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois.

Parcel No. 30-21-04-226-001  
Address: 2003 East Airport Road

- 2. Said Tract is not situated within the corporate limits of any municipality, but is contiguous to the City of Urbana, Illinois at the time of annexation.
- 3. At least fifty-one percent (51%) of all electors residing in said Tract have signed this petition.

PETITIONERS RESPECTFULLY REQUEST:

- 1. That said Tract described above herein be annexed to the City of Urbana, Illinois pursuant to Section 5/7-1-8 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/7-1-8).

Dated this 10<sup>th</sup> day of November, 2008.

**Owner:**

Delbert Dahl  
Delbert Dahl

11.10.08  
Date

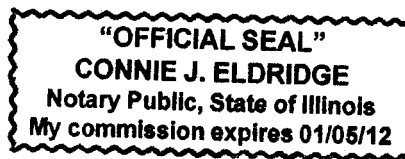
Sara P. Dahl  
Sara Dahl

11-10-08  
Date

Subscribed and sworn to before me this

10<sup>th</sup> day of November, 2008.

Connie J. Eldridge  
Notary Public



My Commission Expires