



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Laurel Prussing, Mayor

FROM: Elizabeth H. Tyler, AICP, Director, City Planner

DATE: July 23, 2007

SUBJECT: Petition for Annexation of 1714 E. Airport Road - Gregory and Denise Reynolds

Introduction and Background

Staff is requesting the Committee of the Whole consider the attached petition and draft ordinance for the annexation of 1714 E. Airport Road. The property is owned by Gregory and Denise Reynolds and is subject to an annexation agreement approved on July 16, 2007 by City Council Ordinance No. 2007-07-083.

Issues and Discussion

The petitioners, Gregory and Denise Reynolds, are the owners and residents of the property at 1714 E. Airport Road which is a single-family residence. The proposed annexation is the result of the petitioners' home being constructed across two individual lots, one of which is in the County, and the other in the City. The petitioners have agreed to work with the City to bring the property into compliance with City regulations and have already obtained a Major Variance and a Zoning Map Amendment for the portion of the property in the City, and will pursue a subdivision to combine the two lots of the petitioner's property.

The property at 1714 E. Airport Road is contiguous to the city limits to the east and north. The terms of zoning and development are subject to the annexation agreement approved by City Council Ordinance No. 2007-07-083. Any 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 annexation petition and ordinance to the Urbana City Council for approval at the regular Council meeting on August 6, 2007.

Prepared by:

Jeff Engstrom, Planner I

Attachments:

Draft Ordinance to annex 1714 E. Airport Road
Annexation plat
Annexation petition submitted by property owners

cc:

Jeff Wampler
Erwin, Martinkus & Cole
P.O. Box 1098
Champaign, IL 61824-1098

Greg Reynolds
1714 E. Airport Road
Urbana, IL 61802

ORDINANCE NO. 2007-06-051

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

(1714 East Airport Road / Gregory and Denise Reynolds)

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 the Somer Township, and Notice was given to the Trustees of said Fire Protection District, the Board of Township Trustees, and the Township Commissioner of Highways that this Ordinance would be voted upon, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois; and

WHEREAS, a written petition signed by all of the Owners of Record and at least fifty-one percent (51%) of the electors, 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 property is subject to an adopted annexation agreement between Gregory and Denise Reynolds and the City of Urbana adopted at the regular meeting of the Urbana City Council on July 16, 2007 under Ordinance Number 2007-07-083.

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-2, Single Family Residential Zoning District in accordance with the provisions of the annexation agreement and the Urbana Zoning Ordinance; 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.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS:

Section 1. That the following described real estate, viz.:

Part of the Southeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian, thence North 605 feet; thence East 72 feet; thence South 605 feet and thence West 72 feet to the Point of Beginning, in Champaign County Illinois.

EXCEPT:

That portion of Airport Road Right-of-Way lying within the above described tract.

All situated in Somer Township, Champaign County, Illinois, and containing 0.967 Acres (42,120 S.F.), more or less.

Together with the following described public right-of-way, which by operation of the law is automatically annexed following the adoption of an Annexation Ordinance pertaining to this tract:

The Airport Road Right-of-Way, lying adjacent to the above described tract. All situated in Champaign County, Illinois and containing 0.066 Acres (2,880 S.F.), more or less.

commonly known for reference as 1714 E. 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 25-15-33-476-002.

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-2, Single Family Residential upon annexation.

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 7th day of August 2007 following its passage by the Urbana City Council.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the _____ day of _____, 2007, A.D.

Ayes:

Nays:

Abstain:

PASSED by the City Council this _____ day of _____, 2007.

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
2007.

Laurel Lunt Prussing, Mayor

Part of the Southeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian, thence North 605 feet; thence East 72 feet; thence South 605 feet and thence West 72 feet to the Point of Beginning, in Champaign County Illinois.

EXCEPT:

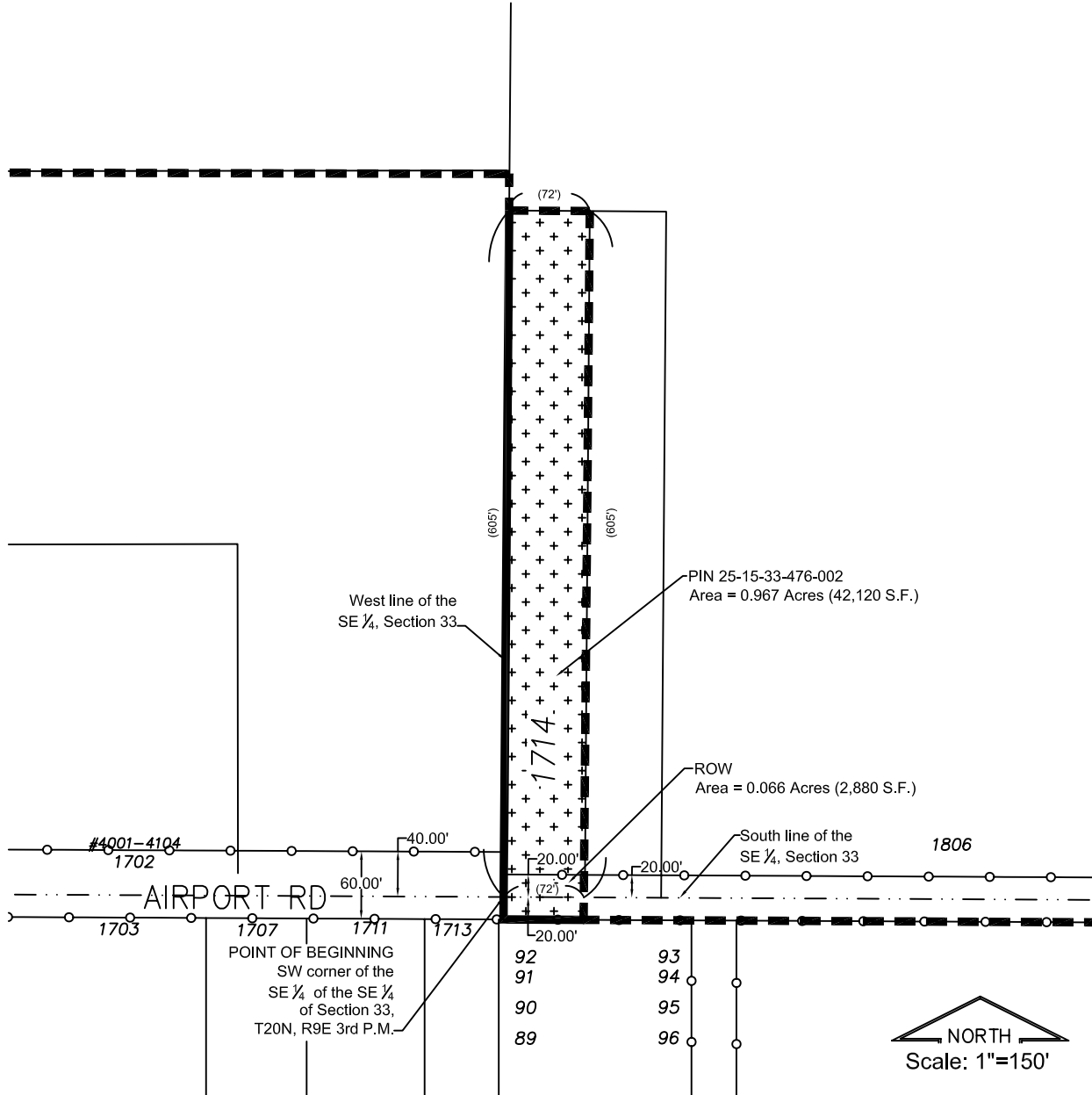
That portion of Airport Road Right-of-Way lying within the above described tract.

All situated in Somer Township, Champaign County, Illinois, and containing 0.967 Acres (42,120 S.F.), more or less.

Together with the following described public right-of-way, which by operation of the law is automatically annexed following the adoption of an Annexation Ordinance pertaining to this tract:

The Airport Road Right-of-Way, lying adjacent to the above described tract. All situated in Champaign County, Illinois and containing 0.066 Acres (2,880 S.F.), more or less.

PIN: 25-15-33-476-002



MAP SHOWING AREA
ANNEXED BY CITY
ORDINANCE #2007-XX-XXX
CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY
DATE: XXXX XX, 2007



**ENGINEERING
DIVISION**

CITY ENGINEER/PUBLIC WORKS DIRECTOR

CAD: B.W.F. 05/10/07
CHECKED: W.R.G. 05/17/07



Petition for Annexation

Annexation

To the City Council of the City of Urbana

Champaign County, Illinois

The Petitioners, Gregory and Denise Reynolds; respectfully state under oath:

1. That we, Gregory and Denise Reynolds, are the sole owners of record of the following legally described land (hereinafter sometimes referred to as the “Tract”), except any public right-of-way property wit:

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH 605 FEET; THENCE EAST 72 FEET; THENCE SOUTH 605 FEET AND THENCE WEST 72 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY ILLINOIS.

Also known for reference as:

Common Address: 1714 E. Airport Road, Urbana, IL 61802

PIN No.: 25-15-33-476-002

Together with the following described public right-of-way, which by operation of the law is automatically annexed following the adoption of an Annexation Ordinance pertaining to this tract:

THE AIRPORT ROAD RIGHT-OF-WAY, LYING ADJACENT TO THE ABOVE DESCRIBED TRACT. ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS AND CONTAINING 0.066 ACRES (2,880 S.F.), MORE OR LESS.

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

PETITIONER(S) RESPECTFULLY REQUESTS:

1. That the above described Tract be annexed to the City of Urbana by Ordinance of the Mayor and City Council of the City of Urbana, pursuant to Section 7-1-8 of Chapter 24 of the Illinois Municipal Code of the State of Illinois, as amended.
2. That said Tract be annexed in accordance with the terms of the annexation agreement to be passed by the Urbana City Council by Ordinance and approved by the Mayor of the City of Urbana.

Dated this _____ day of _____, 2007

OWNER(S):

By: _____
Gregory Reynolds

Denise Reynolds

Subscribed and sworn to before me this _____ day of _____, 2007.

Notary Public

My Commission Expires: _____ day of _____, 20_____.

