



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth Tyler, FAICP, Community Development Services Director

DATE: October 30, 2008

SUBJECT: Motion to Allow Sanitary Sewer Connection for 2003 East Illini Airport Road under the Urgency Provisions of Resolution No. 9394-R-13

Introduction and Background

Delbert and Sara Dahl, owners of 2003 East Illini Airport Road, are requesting authorization for an emergency sewer connection to the Urbana-Champaign Sanitary District (UCSD) under the urgency provisions of Resolution No. 9394-R-13. (See Exhibit B) The septic system on the subject property is failing. Since the property is currently occupied, an emergency connection to the sanitary sewer system is necessary.

The property at 2003 East Illini 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. 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 R-1 Zoning District is 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 property can be immediately annexed without the need for an annexation agreement because it is contiguous to the city limits. Once the required notifications have been made, an ordinance authorizing annexation of the subject property will be presented to City Council.

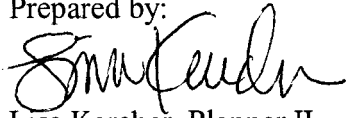
The property information is as follows:

Property Location:	2003 East Illini Airport Road
PIN No.:	30-21-04-226-001
Acreage:	2.50 acres
County Zoning:	R-1, Single Family Residence
Urbana Zoning:	R-1, Single-Family Residential (upon conversion when annexed)
Current Use:	Single Family
Comp. Plan Future Land Use:	Residential

Recommendation

Staff recommends that the City Council pass a motion allowing the emergency sanitary sewer connection for 2003 East Illini Airport Road and authorizing staff to prepare an ordinance authorizing annexation of the property for presentation to City County at a later date.

Prepared by:

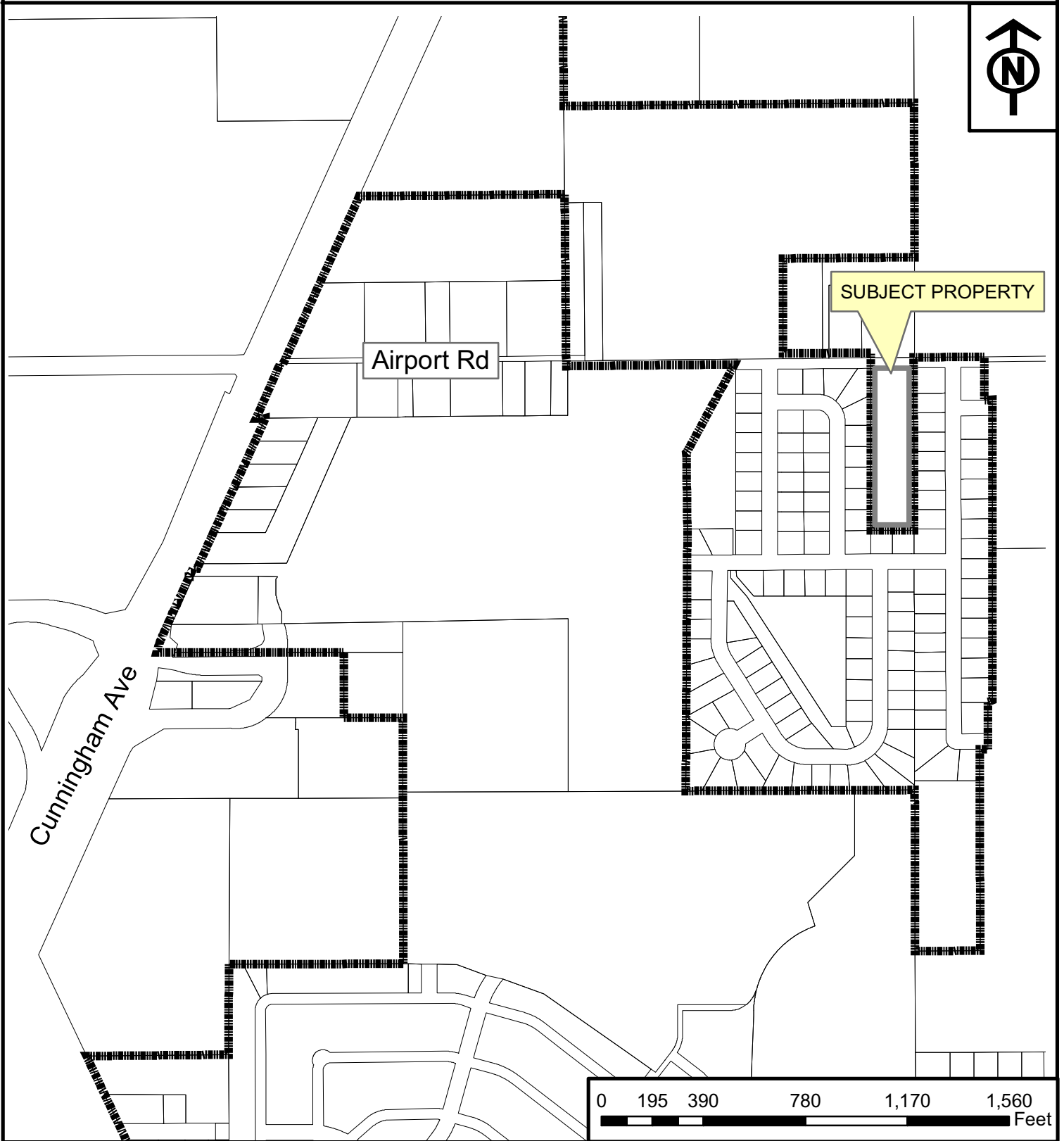


Lisa Karcher, Planner II

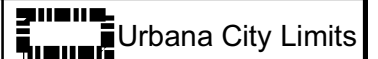
Attachments: Exhibit A: Location Map
Exhibit B: Resolution 9394-R13

cc: Delbert and Sara Dahl
2003 E. Illini Airport Road
Urbana, IL 61802

Exhibit A: Location Map



Annexation Case: 2008-A-03
Description: Annexation of 2.50 acres
Petitioner: Delbert and Sara Dahl
Location: 2003 East Illini Airport Road



COPY

RESOLUTION NO. 9394-R13

A RESOLUTION ESTABLISHING PROCEDURES FOR APPROVAL OF ANNEXATION AGREEMENTS FOR THE PURPOSES OF SANITARY SEWER CONNECTION

WHEREAS, the City of Urbana and the Urbana-Champaign Sanitary District (UCSD) entered into an intergovernmental agreement (UCSD Agreement) which provides that UCSD will not permit persons to connect to its sanitary sewer system unless the property to be served is within the City, within a subdivision approved by the City, or is in an area that is the subject of an annexation or development agreement with the City; and

WHEREAS, UCSD and the City desire to implement the UCSD Agreement without causing unnecessary delay for persons who are willing and able to enter into annexation agreements; and

WHEREAS, the City finds that if a person delivers to the City an irrevocable offer to enter into an annexation or development agreement in the form of an annexation agreement or annexation petition, that UCSD should then be authorized to provide sanitary sewer service to the property under the UCSD Agreement.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. An annexation agreement or annexation petition may be presented to the City Council or to a Standing Committee of the Whole City Council for review and approval for the purpose of allowing a UCSD sanitary sewer service connection.

Section 2. If the said annexation agreement or annexation petition is acceptable to the City Council or Standing Committee of the Whole City Council, they shall, by motion, direct City staff to inform the UCSD that the City of Urbana has received an annexation agreement or annexation petition in a form acceptable to the City and that said agreement or petition is considered sufficient to authorize UCSD to provide sanitary sewer service to the property.

Section 3. Nothing in this process shall be construed to preempt the requirements of the Illinois State Statutes governing the approval of annexation agreements nor shall this approval prevent the City Council from amending, modifying, supplementing or repealing an annexation agreement.

PASSED by the City Council this 13th day of November 1993.

Phyllis U. Clark

Phyllis U. Clark, City Clerk

APPROVED by the Mayor this 10th day of November 1993

Tod Satterthwaite

Tod Satterthwaite, Mayor