



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: April 29, 2010

SUBJECT: Ordinance No. 2010-04-028: An Ordinance Annexing Certain Territory to the City of Urbana (Multiple Lots in Somerset Subdivision Nos. 1, 2, 3, and 4, and Adjacent Farmland / Annexation Case No. 2020-A-02)

Motion to Direct Publication of a Notice of Annexation for Certain Territory to the City of Urbana (2507, 2607, 2703 and 2708 North Fieldcrest Drive in Somerset Subdivision No. 4)

Attached please find the revised ordinance concerning the annexation of parcels in the Somerset Subdivision Nos. 1, 2, 3, and 4, and adjacent tracts to be annexed under the voluntary annexation process. (See Exhibit A) In addition, please find attached a revised "Notice of Intent to Annex" for four properties in the Somerset No. 4 Subdivision to be annexed under the involuntary annexation process. (See Exhibit B) The two documents have been revised as discussed at the Committee of the Whole Meeting on April 26, 2010.

Prepared by:

Lisa Karcher, AICP
Planner II

Attachments: Exhibit A: Draft Ordinance to Annex
Exhibit B: Notice of Intent to Annex

ORDINANCE NO. 2010-04-028

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA

(Multiple Lots in Somerset Subdivision Nos. 1, 2, 3, and 4, and Adjacent Tracts/Annexation Case No. 2010-A-02)

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

WHEREAS, a 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 April 13, 2010 notifying them that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, May 3, 2010; and

WHEREAS, written petitions 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 City Council passed the following ordinances approving and authorizing the execution of annexation agreements pertaining to Somerset Subdivision Nos. 1, 2, 3, and 4, and adjacent tracts: Ordinance No. 9495-8 passed July 18, 1994; Ordinance No. 2002-09-112 passed October 7, 2002; and Ordinance No. 2006-07-085 passed July 17, 2006; and

WHEREAS, the territory to be annexed by this Ordinance in Somerset Subdivision Nos. 1, 2, and 3 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, the territory to be annexed by this Ordinance in Somerset Subdivision No. 4 and the adjacent undeveloped tracts are presently located within Champaign County's R-2, Single Family Residence Zoning District and upon annexation will be directly converted to City R-2, Single-Family Residential Zoning District; and

WHEREAS, it has been determined that said petitions comply 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, be and the same are hereby annexed to the City of Urbana, Illinois:

A part of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Lots 102 through 106 inclusive of "Somerset Subdivision No. 1 and a Replat of Tract D of Brownfield Subdivision 1st Plat and Tract E of Brownfield Subdivision 2nd Plat", as shown on a plat recorded August 24, 1994 as Document Number 1994R22638 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Lots 207, 209 through 212 inclusive, 215 and 216, all in "Somerset Subdivision No. 2 and a Replat of Tract E of Brownfield Subdivision 2nd Plat", as shown on a plat recorded February 14, 1996 as Document Number 1996R03310 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Lots 317, 319 through 322 inclusive, 326, 329, 331, 332 and 333, all in "Somerset Subdivision No. 3 and a Replat of Tract B of Brownfield Subdivision 1st Plat and Tract E of Brownfield Subdivision 2nd Plat", as shown on a plat recorded November 4, 1998, as Document Number 1998R33828 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Lots 401, 402, 404 through 419 inclusive, 421, 422, 424 through 428 inclusive, 430 through 434 inclusive and Outlot 1, all in "Somerset Subdivision No. 4", as shown on a plat recorded October 24, 2003 as Document Number 2003R48237 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Tract 1:

The West 1 acre of the South 2 acres of Lot 19, and all of Lots 20, 23, 24, 25, 26 and 27, in Assessor's Subdivision of the North Half of Section 3, Township 19 North, Range 3 East of the Third Principal Meridian, and the Southwest Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois

Also;

Tract 2:

The North 13 acres of Lot 5 of the Subdivision of the East Half of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, being Lot 5 of a Subdivision of the Estate of John Brownfield Sr. deceased and known on the Assessor's Book as Lot 19 of a Subdivision of the North Half of said Section 3 as aforesaid, in Champaign County, Illinois.

Also;

Tract 3:

The Southwest Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Also;

Tract 4:

A portion of the East 4 acres of Lot 7 of a ReSubdivision of Lots 23, 24, 25 and 26 of a Subdivision of the West Half of the Southwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, as shown by plat recorded in Plat Book "A" at Pages 181 and 182, said portion being described as follows:

Beginning at the Northeast corner of said Lot 7; thence West along the North line of Lot 7, a distance of 83.50 feet; thence Southeasterly along a line forming an angle of 45°42'50" with the last described line, to the North right-of-way line of the Public Highway that runs Northeasterly along said North right-of-way line to the East line of said Lot 7; thence North along the said East line to the place of beginning, in Champaign County, Illinois.

Also;

Tract 5:

All of the following described real estate lying West of the road commonly referred to as Brownfield Road:

Beginning at the Northwest corner of the East half of the Southwest quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian; running thence East 12.39 chains; thence South 4.03 chains; thence West 12.398 chains; thence North 4.03 chains to the place of beginning: Also commencing 4 chains and 3 links South of the Northwest corner of the Northeast Quarter of Southwest Quarter of Section 3, Township 19, Range 9 East of the Third Principal Meridian; and running thence East 66 rods and 3 $\frac{3}{4}$ links; thence South 48 rods 10 $\frac{1}{2}$ links; thence West 66 rods and 3 $\frac{3}{4}$ links; and thence North 48 rods and 10 $\frac{1}{2}$ links to the place of beginning, in Champaign County Illinois

EXCEPT;

Those parts of Tracts 1, 2, 3, 4, and 5 contained in the following subdivisions: Somerset Subdivision #1, as per plat recorded as Document 94R22638, Somerset Subdivision #2, as per plat recorded as Document 96R3310, Somerset Subdivision #3, as per plat recorded as

Document 98R33828, Somerset Subdivision #4, as per plat recorded as Document 2003R48237 and Somerset Subdivision #5, as per plat recorded as Document 2006R33111.

Said annexation containing 89.134 acres, more or less, all situated in Champaign County, Illinois.

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:

A part of Section 3, Township 19 North, Range 9 East of the 3rd P.M. and a part of Section 34, Township 20 North, Range 9 East of the 3rd P.M., all in Champaign County, Illinois, being further described as;

That portion of the Airport Road, Fieldcrest Drive, Somerset Drive and Brownfield Road right-of-way lying adjacent to the herein annexed tracts, encompassing 5.97 acres, more or less.

The above described territory is more commonly known by the addresses, and referenced by the Champaign County Parcel Index Number (PIN) as specified in the following table. The table includes the corresponding lot number that is noted in the above legal description.

LOCATION ADDRESS	PIN NUMBER	LOT NUMBER
2708 SOMERSET DR	30-21-03-126-012	102
2706 SOMERSET DR	30-21-03-126-013	103
2705 SOMERSET DR	30-21-03-129-003	104
2707 SOMERSET DR	30-21-03-129-002	105
2709 SOMERSET DR	30-21-03-129-001	106
2704 SOMERSET DR	30-21-03-126-016	207
2610 SOMERSET DR	30-21-03-126-018	209
2608 SOMERSET DR	30-21-03-126-019	210
2606 SOMERSET DR	30-21-03-126-020	211
2605 SOMERSET DR	30-21-03-129-009	212
2701 SOMERSET DR	30-21-03-129-006	215
2703 SOMERSET DR	30-21-03-129-005	216
2604 SOMERSET DR	30-21-03-126-022	317
2510 SOMERSET DR	30-21-03-126-024	319
2508 SOMERSET DR	30-21-03-126-025	320
2506 SOMERSET DR	30-21-03-126-026	321
2504 SOMERSET DR	30-21-03-126-027	322
2408 SOMERSET DR	30-21-03-126-031	326
2507 SOMERSET DR	30-21-03-129-012	329
2601 SOMERSET DR	30-21-03-129-014	331
2603 SOMERSET DR	30-21-03-129-015	332
N/A	30-21-03-129-016	333
2307 AIRPORT RD	30-21-03-129-031	401
2710 N FIELDCREST DR	30-21-03-129-030	402
2706 N FIELDCREST DR	30-21-03-129-028	404

LOCATION ADDRESS	PIN NUMBER	LOT NUMBER
2704 N FIELDCREST DR	30-21-03-129-027	405
2702 N FIELDCREST DR	30-21-03-129-026	406
2610 N FIELDCREST DR	30-21-03-129-025	407
2608 N FIELDCREST DR	30-21-03-129-024	408
2606 N FIELDCREST DR	30-21-03-129-023	409
2604 N FIELDCREST DR	30-21-03-129-022	410
2602 N FIELDCREST DR	30-21-03-129-021	411
2510 N FIELDCREST DR	30-21-03-129-020	412
2508 N FIELDCREST DR	30-21-03-129-019	413
2506 N FIELDCREST DR	30-21-03-129-018	414
2504 N FIELDCREST DR	30-21-03-129-017	415
2305 E AIRPORT RD	30-21-03-130-017	416
2709 N FIELDCREST DR	30-21-03-130-016	417
2707 N FIELDCREST DR	30-21-03-130-015	418
2705 N FIELDCREST DR	30-21-03-130-014	419
2701 N FIELDCREST DR	30-21-03-130-012	421
2609 N FIELDCREST DR	30-21-03-130-011	422
2605 N FIELDCREST DR	30-21-03-130-009	424
2603 N FIELDCREST DR	30-21-03-130-008	425
2601 N FIELDCREST DR	30-21-03-130-007	426
2511 N FIELDCREST DR	30-21-03-130-006	427
2509 N FIELDCREST DR	30-21-03-130-005	428
2505 N FIELDCREST DR	30-21-03-130-003	430
2503 N FIELDCREST DR	30-21-03-130-002	431
2501 N FIELDCREST DR	30-21-03-130-001	432
2502 N FIELDCREST DR	30-21-03-126-033	433
2406 SOMERSET DR	30-21-03-126-032	434
UNDEVELOPED TRACT	30-21-03-101-003	-
UNDEVELOPED TRACT	30-21-03-151-004	-
2101 BROWNFIELD ROAD (PART OF)	30-21-03-177-010 (PART OF)	-
N/A	30-21-03-130-018	Outlot 1

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 before June 30, 2010.

Section 3. That the City Clerk be authorized and directed to file, for record, a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Office of the County Clerk and County Election Authority of Champaign County, Illinois.

Section 4. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property in Somerset Subdivision Nos. 1, 2, and 3 herein annexed as R-1, Single-Family Residential.

Section 5. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property in Somerset Subdivision No. 4 and adjacent tracts herein annexed as R-2, Single-Family Residential.

Section 6. The territory annexed herein is assigned to City of Urbana Ward 5.

Section 7. To avoid uncertainty regarding public safety responsibilities concerning the property herein annexed, this Ordinance shall take effect at noon on the 13th day of May, 2010 following its passage by the Urbana City Council.

PASSED by the City Council this _____ day of _____,
2010.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
2010.

Laurel Lunt Prussing, Mayor

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