



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Economic Development Division*

**m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, Community Development Director

**DATE:** March 23, 2005

**SUBJECT: Addition of Territory to the Urbana Enterprise Zone  
50 ± Parcels Along South Philo Road**

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**Introduction**

City staff intends to submit an application to the Illinois Department of Commerce and Economic Opportunity (DCEO) to amend the Enterprise Zone boundary to add 50 ± properties located along South Philo Road. Future commercial redevelopment is intended for the area, and the Enterprise Zone would help to provide incentives to the businesses within the boundary. A map is attached showing the location of the area.

**Background**

The subject properties consist of a variety of retail, professional, and commercial uses. Approximately 40% of the total number of these properties is either vacant and/or undeveloped properties. As stated in the recently adopted Philo Road Business District Revitalization Action Plan, the subject area has seen a change in retail operations and corporate policies, resulting in the vacation of large facilities and underutilization of properties. By including potential development properties of the Philo Road commercial district in the Urbana Enterprise Zone, the correlated incentives will help to increase the marketability of available sites and buildings, improve overall image, and aid in the redevelopment of properties and development of outlots. In addition, established businesses that undergo renovations will also be enhanced and be able to take advantage of the incentives.

The Urbana Enterprise Zone was established in cooperation with the State of Illinois in order to “strive for a healthy economy, vibrant community, development, growth, continual encouragement, expansion, and investment to directly aid the local community and its residents” (Ordinance No. 8485-38 and 20 ILCS 655). Incentives of the Enterprise Zone include a variety of business tax credits, property tax abatements, and building materials sales tax exemptions to businesses that experience new construction, expansion, or rehabilitation. Within Urbana, over 470 projects have taken advantage of Enterprise Zone incentives since the incorporation of the Zone in 1985.

In the Philo Road Business District Revitalization Action Plan, the action element to enhance

incentives specifies to investigate expansion of the Enterprise Zone into the District. Not only will the Enterprise Zone incentives help to implement elements of the Philo Road Business District Revitalization Action Plan and the requests of developers and residents; adherence to the goals in the 2005 Comprehensive Plan will also be achieved. For example, Policy 6.311 states to “identify potential financial and developmental incentives that the City Council is willing to offer developers to promote commercial and industrial development.” Also, Policy 6.712 states to “make available financial incentives to encourage local commercial and industrial expansion.”

If included in the Enterprise Zone, the Philo Road properties will be aided in the process of improvement and redevelopment. A number of properties are currently ready to proceed in the redevelopment process, and would benefit from the sales tax exemptions on building materials, and property tax abatements offered by the Enterprise Zone. Addition of the proposed area to the City’s Enterprise Zone will also help to promote the redevelopment of the Philo Road area, consistent with other commercial locations within Urbana.

A public hearing to review this proposal was conducted on Tuesday, March 22, 2005 at 3:00 p.m. in the Urbana Civic Center. Community members attended in support of the proposal, and the meeting transcription is attached.

**Economic Impact**

Revitalization of the Philo Road Business District will allow the area to increase its provision of active commercial and service related uses to the community and region. Business profitability and the area’s image improvement will also be enhanced. The abated property taxes on improvements will be far exceeded by improved EAV and economic vitality in the area. By adding the proposed territory to the Enterprise Zone, projects will have increased incentive to fulfill the goals of revitalization. In addition, the amendment is consistent with the Philo Road Business District Revitalization Action Plan and the Urbana Comprehensive Plan.

**Staff Recommendation**

Staff recommends the Council approve the attached ordinance to add territory to the Urbana Enterprise Zone at its regular meeting scheduled for Monday, April 4, 2005. If the ordinance is approved, staff will complete the application to amend the Enterprise Zone for signature of the Mayor and will forward it to the Illinois Department of Commerce and Economic Opportunity for certification.

Attachments:

- Draft Ordinance
- Location Map
- Hearing Notice
- Hearing Transcription

Prepared by: \_\_\_\_\_  
Kathy A. Larson  
Economic Development Specialist

- c. Council Packets  
Staff

ORDINANCE NO. 2005-03-047

AN ORDINANCE APPROVING THE ADDITION OF TERRITORY  
TO THE URBANA ENTERPRISE ZONE

(An Area Along South Philo Road)

WHEREAS, on December 3, 1984 the City Council of the City of Urbana, Champaign County, Illinois (the "City") duly passed Ordinance No. 8485-38 entitled, "An Ordinance Designating An Area As An Enterprise Zone", which such ordinance was duly approved by the Mayor on December 10, 1984 (the "Ordinance"); and

WHEREAS, in connection with a review of the Ordinance and the written application made in connection therewith to the Department of Commerce and Community Affairs (the "Department", now entitled the Department of Commerce and Economic Opportunity) in accordance with the Illinois Enterprise Zone Act (the "Act"), the City Council, on March 18, 1985, duly passed Ordinance No. 8485-65 entitled, "An Ordinance Amending Ordinance No. 8485-38 entitled, 'An Ordinance Designating An Area As An Enterprise Zone'", which such ordinance was duly approved by the Mayor on March 25, 1985 (the "First Amending Ordinance"); and

WHEREAS, approval of the Enterprise Zone, as designated by the Ordinance and the First Amending Ordinance, was made by the Department by certification of the Ordinance and the First Amending Ordinance effective July 1, 1985; and

WHEREAS, the City Council of the City of Urbana, from time to time, has amended said Ordinance and the Department has so approved by certification of the Amending Ordinance; and

WHEREAS, the City Council now finds it necessary and desirable to further amend the terms of the Ordinance as amended, pursuant to Section 5.4 of the Act; and

WHEREAS, on Monday, March 14, 2005 the City duly caused public notice to be published in The News-Gazette, a newspaper of general circulation within the certified Enterprise Zone, as amended, and Champaign County, Illinois, of a public hearing to be held within the certified Enterprise Zone, as amended, on the question of whether to alter the boundaries of the certified Enterprise Zone, as amended, by adding certain parcels thereto. Such public notice was published not more than twenty (20) days nor less than five (5) days before the public hearing scheduled for Tuesday, March 22, 2005 at 3:00 p.m.; and

WHEREAS, on Tuesday, March 22, 2005 the City duly conducted a public hearing at 3:00 p.m. at the Urbana Civic Center, 108 E. Water Street, Urbana, Illinois, a location within the certified Enterprise Zone, as amended, at which such public hearing information was presented and public comment was elicited on the questions as specified in the notice as published

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

Section 1: That Section 2 of the Ordinance, as amended, entitled "Designation and Description of Zone Area", be and the same is hereby further amended to alter the boundaries of the Zone area by adding to such Zone area, as amended, the tract of real estate more particularly described in Exhibit A attached hereto and hereby incorporated by reference, such additional tract being contiguous to the certified Enterprise Zone as amended.

Section 2: This Amending Ordinance shall not become effective unless and until the proposed amendments contained herein are approved by the Department, and the Department issues an amended certificate for the Enterprise Zone established by the Ordinance, as amended, pursuant to the Act, in which such event this Amending Ordinance shall become

effective on the first day of the calendar month following the date in which the amended certificate, together with the Ordinance as heretofore and hereby amended, shall be filed, recorded and transmitted as provided in Section 5.3 of the Act.

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 \_\_\_\_\_, \_\_\_\_\_, A.D.

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

AYES:

NAYS:

ABSTAINS:

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

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

\_\_\_\_\_  
Tod Satterthwaite, Mayor

**"EXHIBIT A"**

Beginning at a point approximately 105.0 feet West of the Southwest corner of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, said point being the southwest corner of the previously described City of Urbana Enterprise Zone; thence, westerly, along the south line of the Northwest Quarter of said Section 16, to its intersection with the northwesterly extension of the northeast Right-of-Way line of Philo Road; thence, southeasterly, along said northeast Right-of-Way line, and the northwesterly extension thereof, to its intersection with the southerly extension of the west line of Tract "C" in Modern Research Subdivision, as shown on a plat recorded in Plat Book "M" at page 33 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, northerly, along said west line, and the southerly extension thereof, a distance of 109.62 feet, to the south line of a tract described in a Warranty Deed, recorded April 16, 2001, as Document Number 2001R08531 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, easterly along said south line, and the easterly extension thereof, to the east Right-of-Way line of Washington Square, as shown on the plat of Washington Square First Subdivision, recorded in Plat Book "X" at page 139 in the Office of the Recorder of Deeds, Champaign County, Illinois, said point also being on the west line of Lot 1 of Illinois Power Company Subdivision No. 1, as shown on a subdivision plat recorded in Plat Book "BB" at page 132 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along said west line of Lot 1, around a curve to the right, concave to the west, having a radius of 50.00 feet, a chord length of 88.22, for an arc length of 108.50 feet; thence, continuing along said west line of Lot 1, a distance of 40.80 feet; thence, southeasterly, continuing along said west line of Lot 1, a distance of 67.79 feet; thence, easterly, along a south line of said Lot 1, a distance of 130.68 feet; thence, southerly, along a west line of said Lot 1, and the southerly extension thereof, to the northeast Right-of-Way line of Philo Road; thence southeasterly and southerly, along the northeast and east Right-of-Way line of Philo Road, to its intersection with the south Right-of-Way line of Florida Avenue; thence, easterly, along said south Right-of-Way line, to its intersection with the west line of the East 520 feet of the Northwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, said line also being the northerly extension of the west line of Sunnycrest Apartments II Subdivision, as shown on a plat recorded in Plat Book "CC" at page 233 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along said west line, and the northerly and southerly extensions thereof, to the south Right-of-Way line of Colorado Avenue; thence, westerly, along said south Right-of-Way line, to a point 394.95 feet east of the west line of the Southwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, said point also being on the east line of a tract described in Warranty Deed, recorded May 6, 1992 as Document Number 92R13185 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along said east line, to the southeast corner of said tract; thence, westerly, along the south line of said tract, to the east Right-of-Way line of Philo Road; thence, southerly, along said east Right-of-Way line, to the

north line of Lot 1 of Brooks 1<sup>st</sup> Subdivision, as shown on a plat recorded in Plat Book "X" at page 73; thence, easterly, along said north line, to the northeast corner of said Lot 1; thence, southerly, along the east line of said Lot 1, to the southeast corner of said Lot 1, said point also being on the north line of Southgate Shopping Center Subdivision, as shown on a plat recorded in Plat Book "Z" at page 176 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, easterly, along said north line, to the northeast corner of said Subdivision; thence, southerly, along the east line of said Subdivision, to a southeast corner of said Subdivision; thence, westerly, along a south line of said Subdivision, to a southeast corner of said Subdivision; thence, southerly, along an east line of said Subdivision, to the northeast corner of Webber's Replat, as shown on a plat recorded July 12, 2001 as Document Number 2001R18798 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along the east line of said Webber's Replat, and the southerly extension thereof, to the south Right-of-Way line of Mumford Drive; thence, easterly, along said south Right-of-Way line, to the northeast corner of a Replat of Lot 1 of Eagle Ridge of Urbana Phase I, as shown on a plat recorded on November 3, 2000 as Document Number 2000R25740 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along the east line of said Replat of Lot 1, to the southeast corner of said Replat of Lot 1; thence, westerly, along the south line of said Replat of Lot 1, to the east Right-of-Way line of Philo Road; thence, southerly, along said east Right-of-Way line, and the southerly extension thereof, to its intersection with the south Right-of-Way line of Windsor Road; thence, easterly, along said south Right-of-Way line and the north line of Stone Creek Commons Subdivision No. 1, as shown on a plat recorded October 4, 2002 as Document Number 2002R33058 in the Office of the Recorder of Deeds, Champaign County, Illinois, to the northeast corner of said Stone Creek Commons Subdivision No. 1, said point also being on the east line of the West One-Half of the Northeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois; thence, southerly, along said east line, to the north line of Deerfield Trails Subdivision, as shown on a plat recorded July 14, 1978, in Plat Book "Z" at page 238 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, westerly, along the north line of said Deerfield Trails, and the westerly extension thereof, to a point 5.00 feet west of the east Right-of-Way line of Philo Road; thence, northerly, along a line 5.00 feet west of and parallel with the east Right-of-Way line of Philo Road, to its intersection with the easterly extension of the south line of Lot 504 of Ennis Ridge Sixth Subdivision, as shown on a plat recorded in Plat Book "O" at page 12 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, westerly, along said south line and the easterly extension thereof, to the southwest corner of said Lot 504; thence northerly, along the west line of Lots 504 and 503 of said Ennis Ridge Sixth Subdivision, to the southeast corner of Lot 523 of said Ennis Ridge Sixth Subdivision; thence, westerly, along the south line of Lot 523 of said Ennis Ridge Sixth Subdivision, to the southwest corner of said Lot 523, said point also being on the east Right-of-Way line of Vawter Street; thence, northerly, along said east Right-of-Way line, and the northerly extension thereof, to the north Right-of-Way line of Harding Drive; thence, westerly, along said north Right-of-Way line, to the southwest corner of Lot 527 of said Ennis Ridge Sixth Subdivision; thence, northerly, along the west line of Lot 527 and 526 of said Ennis



Ridge Sixth Subdivision, and the northerly extension thereof, to the north Right-of-Way line of Colorado Avenue; thence, westerly, along said north Right-of-Way line, to the southwest corner of Lot 1 of Niemann First Subdivision, as shown on a plat recorded August 27, 1992 in Plat Book "BB" at page 195 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, northerly, along the west line of said Lot 1, a distance of 418.01 feet, to a northwest corner of said Lot 1; thence, easterly, along a north line of said Lot 1, a distance of 244.32 feet; thence, northerly along the west line of said Lot 1, and the west line of a parcel described in a Trustee's Deed in Trust, dated September 25, 2002 and recorded October 4, 2002, as Document Number 2002R32959 in the Office of the Recorder of Deeds, Champaign County, Illinois, and northerly extension thereof, to its intersection with the south Right-of-Way line of Florida Avenue; thence, easterly, along said south Right-of-Way, to a point 5.00 feet west of the east Right-of-Way line of Philo Road; thence, northerly and northwesterly, along a line 5.00 feet west of, by perpendicular measurement, and parallel with the east and northeast Right-of-Way line of Philo Road, to a point 5.00 feet north of, by perpendicular measurement, the south line of the Northwest Quarter of said Section 16; thence, easterly, along a line parallel with, and 5.00 feet north of, the south line of the Northwest Quarter of said Section 16, to a point approximately 105.0 feet west and 5.00 feet north of, the Southwest corner of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, said point being on the west line of the previously described City of Urbana Enterprise Zone; thence, southerly, along the west line of said previously described City of Urbana Enterprise Zone, a distance of 5.00 feet, to the Point of Beginning.

## Legal Notice



## NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT the City of Urbana will conduct a public hearing on Tuesday, March 22, 2005 at 3:00 p.m. in the Urbana Civic Center, 108 E. Water Street, Urbana, Illinois, on the question of whether to alter the boundaries of the certified Enterprise Zone as originally designated by Ordinance No. 8485-38, and as subsequently amended from time to time, by adding certain other territory thereto.

The area proposed to be added to the certified Enterprise Zone includes several parcels of land, which are contiguous to the Enterprise Zone, located generally along commercial properties on South Philo Road, being more particularly described as follows:

Beginning at a point approximately 105.0 feet West of the Southwest corner of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, said point being the southwest corner of the previously described City of Urbana Enterprise Zone; thence, westerly, along the south line of the Northwest Quarter of said Section 16, to its intersection with the northwesterly extension of the northeast Right-of-Way line of Philo Road; thence, southeasterly, along said northeast Right-of-Way line, and the northwesterly extension thereof, to its intersection with the southerly extension of the west line of Tract "C" in Modern Research Subdivision, as shown on a plat recorded in Plat Book "M" at page 33 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, northerly, along said west line, and the southerly extension thereof, a distance of 109.62 feet, to the south line of a tract described in a Warranty Deed, recorded April 16, 2001, as Document Number 2001R08531 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, easterly along said south line, and the easterly extension thereof, to the east Right-of-Way line of Washington Square, as shown on the plat of Washington Square First Subdivision, recorded in Plat Book "X" at page 139 in the Office of the Recorder of Deeds, Champaign County, Illinois, said point also being on the west line of Lot 1 of Illinois Power Company Subdivision No. 1, as shown on a subdivision plat recorded in Plat Book "BB" at page 132 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along said west line of Lot 1, around a curve to the right, concave to the west, having a radius of 50.00 feet, a chord length of 88.22, for an arc length of 108.50 feet; thence, continuing along said west line of Lot 1, a distance of 40.80 feet; thence, southeasterly, continuing along said west line of Lot 1, a distance of 67.79 feet; thence, easterly, along a south line of said Lot 1, a distance of 130.68 feet; thence, southerly, along a west line of said Lot 1, and the southerly extension thereof, to the northeast Right-of-Way line of Philo Road; thence southeasterly and southerly, along the northeast and east Right-of-Way line of Philo Road, to its intersection with the south Right-of-Way line of Florida Avenue; thence, easterly, along said south Right-of-Way line, to its intersection with the west line of the East 520 feet of the Northwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, said line also being the northerly extension of the west line of Sunnycrest Apartments II Subdivision, as shown on a plat recorded in Plat Book "CC" at page 233 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along said west line, and the northerly and southerly extensions thereof, to the south Right-of-Way line of Colorado Avenue; thence, westerly, along said south Right-of-Way line, to a point 394.95 feet east of the west line of the Southwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, said point also being on the east line of a tract described in Warranty Deed, recorded May 6, 1992 as Document Number 92R13185 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along said east line, to the southeast corner of said tract; thence, westerly, along the south line of said tract, to the east Right-of-Way line of Philo Road; thence, southerly, along said east Right-of-Way line, to the north line of Lot 1 of Brooks 1<sup>st</sup> Subdivision, as shown on a plat recorded in Plat Book "X" at page 73; thence, easterly, along said north line, to the northeast corner of said Lot 1; thence, southerly, along the east line of said Lot 1, to the southeast corner of said Lot 1, said point also being on the north line of Southgate Shopping Center Subdivision, as shown on a plat recorded in Plat Book "Z" at page 176 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, easterly, along said north line, to the northeast corner of said Subdivision; thence, southerly, along the east line of said Subdivision, to a southeast corner of said Subdivision; thence, westerly, along a south line of said Subdivision, to a southeast corner of said Subdivision; thence, southerly, along an east line of said Subdivision, to the northeast corner of Webber's Replat, as shown on a plat recorded July 12, 2001 as Document Number 2001R18798 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along the east line of said Webber's Replat, and the southerly extension thereof, to the south Right-of-Way line of Mumford Drive; thence, easterly, along said south Right-of-Way line, to the northeast corner of a Replat of Lot 1 of Eagle Ridge of Urbana Phase I, as shown on a plat recorded on November 3, 2000 as Document Number 2000R25740 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along the east line of said Replat of Lot 1, to the southeast corner of said Replat of Lot 1; thence, westerly, along the south line of said Replat of Lot 1, to the east Right-of-Way line of Philo Road; thence, southerly, along said east Right-of-Way line, and the southerly extension thereof, to its intersection with the south Right-of-Way line of Windsor Road; thence, easterly, along said south Right-of-Way line and the north line of Stone Creek Commons Subdivision No. 1, as shown on a plat recorded October 4, 2002 as Document Number 2002R33058 in the

Office of the Recorder of Deeds, Champaign County, Illinois, to the northeast corner of said Stone Creek Commons Subdivision No. 1, said point also being on the east line of the West One-Half of the Northeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois; thence, southerly, along said east line, to the north line of Deerfield Trails Subdivision, as shown on a plat recorded July 14, 1978, in Plat Book "Z" at page 238 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, westerly, along the north line of said Deerfield Trails, and the westerly extension thereof, to a point 5.00 feet west of the east Right-of-Way line of Philo Road; thence, northerly, along a line 5.00 feet west of and parallel with the east Right-of-Way line of Philo Road, to its intersection with the easterly extension of the south line of Lot 504 of Ennis Ridge Sixth Subdivision, as shown on a plat recorded in Plat Book "O" at page 12 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, westerly, along said south line and the easterly extension thereof, to the southwest corner of said Lot 504; thence northerly, along the west line of Lots 504 and 503 of said Ennis Ridge Sixth Subdivision, to the southeast corner of Lot 523 of said Ennis Ridge Sixth Subdivision; thence, westerly, along the south line of Lot 523 of said Ennis Ridge Sixth Subdivision, to the southwest corner of said Lot 523, said point also being on the east Right-of-Way line of Vawter Street; thence, northerly, along said east Right-of-Way line, and the northerly extension thereof, to the north Right-of-Way line of Harding Drive; thence, westerly, along said north Right-of-Way line, to the southwest corner of Lot 527 of said Ennis Ridge Sixth Subdivision; thence, northerly, along the west line of Lot 527 and 526 of said Ennis Ridge Sixth Subdivision, and the northerly extension thereof, to the north Right-of-Way line of Colorado Avenue; thence, westerly, along said north Right-of-Way line, to the southwest corner of Lot 1 of Niemann First Subdivision, as shown on a plat recorded August 27, 1992 in Plat Book "BB" at page 195 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, northerly, along the west line of said Lot 1, a distance of 418.01 feet, to a northwest corner of said Lot 1; thence, easterly, along a north line of said Lot 1, a distance of 244.32 feet; thence, northerly along the west line of said Lot 1, and the west line of a parcel described in a Trustee's Deed in Trust, dated September 25, 2002 and recorded October 4, 2002, as Document Number 2002R32959 in the Office of the Recorder of Deeds, Champaign County, Illinois, and northerly extension thereof, to its intersection with the south Right-of-Way line of Florida Avenue; thence, easterly, along said south Right-of-Way, to a point 5.00 feet west of the east Right-of-Way line of Philo Road; thence, northerly and northwesterly, along a line 5.00 feet west of, by perpendicular measurement, and parallel with the east and northeast Right-of-Way line of Philo Road, to a point 5.00 feet north of, by perpendicular measurement, the south line of the Northwest Quarter of said Section 16; thence, easterly, along a line parallel with, and 5.00 feet north of, the south line of the Northwest Quarter of said Section 16, to a point approximately 105.0 feet west and 5.00 feet north of, the Southwest corner of the Northeast Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, said point being on the west line of the previously described City of Urbana Enterprise Zone; thence, southerly, along the west line of said previously described City of Urbana Enterprise Zone, a distance of 5.00 feet, to the Point of Beginning.

Property addresses include 909 Washington Square; 1303, 1305, 1307, 1309, 1311, 1315, 1317, 1405 East Florida Avenue; 1100, 1701, 1702 - 1705, 1708, 1710, 1717, 1803, 1805, 1806, 1808, 1809, 1810, 1813, 1815, 1818, 1819, 1821, 1900, 1901, 1903, 2001, 2003, 2005, 2006, 2010 – 2024 (even), 2026, 2028, 2102 – 2112 (even) South Philo Road; 1207, 1209, 1303, 1305, 1504, 1508 East Colorado Avenue; 1401 East Harding Drive; 1501 – 1603 (odd) East Mumford Drive; 1501, 1701, 1705 East Windsor Road; 2702, 2710, 2805, 2810 South Boulder Drive.

This proposed amendment to the Enterprise Zone boundary has been initiated by the City of Urbana in connection with potential commercial redevelopment of this area.

All interested citizens are invited to attend and to express their opinions, especially those persons owning property or residing in the certified Enterprise Zone and those parcels proposed to be added thereto. Persons unable to attend the hearing and wishing to comment may send written comments to:

Kathy A. Larson  
Economic Development Specialist  
Community Development Services Department  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801  
Ph 384-2444

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2444 or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466 or TDY at 384-2447.

**URBANA ENTERPRISE ZONE PUBLIC HEARING:  
ADDITION OF TERRITORY ALONG SOUTH PHILO ROAD  
Urbana Civic Center  
Tuesday, March 22, 2005  
3:00 p.m.**

**Attendees:**

**Kathy Larson, Enterprise Zone Administrator  
John Regetz, Economic Development Manager  
Tony Weck, Clerk-Typist  
Heidi Ponder, Busey Bank  
Dale Wright, Busey Bank  
Joe Turngren  
Bob Frank, WCIA Channel 3  
Alissa Havens, WCIA Channel 3  
Mark Dixon, Atkins Group**

**Larson:** As Enterprise Zone Administrator for the City of Urbana, I would like to open this public hearing to consider an expansion to our enterprise zone to include an area along South Philo Road. Future commercial redevelopment is intended for the area, and the Enterprise Zone would help to provide incentives to those projects and businesses. Opportunities that exist within the Enterprise Zone include possible sales tax exemptions on building materials, property tax abatements, and other possible business tax incentives for projects that are developing along that area once the area is approved.

Is there anyone here that would like to speak at this public hearing?

(There was no public input)

For any information you will need in the future for this expansion proposal, just give us a call at the office and we will provide you information that is needed. This will be an extremely positive effort for Urbana, and I strongly encourage the State to recognize this in its expansion to the enterprise zone. With that, this public hearing is closed. Thank you.

# Philo Road Territory Amendment Urbana Enterprise Zone

