

AN ORDINANCE AUTHORIZING THE CORPORATE
AUTHORITIES OF THE CITY OF URBANA,
ILLINOIS, A MUNICIPAL CORPORATION, TO
ENTER INTO AN ANNEXATION AGREEMENT WITH
THE OWNERS OF RECORD OF CERTAIN LAND

WHEREAS, on the 6th day of December, 1965, a certain annexation agreement was presented to the City Council of the City of Urbana, Illinois, by H. LEVINSON, INC., a corporation, R. W. BEESON and PEARL I. BEESON owners of record of the premises described as:

Commencing at the Northwest corner of the Northeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian; thence North 88°-56' East, 1146.87 feet; thence South 0° West, 1317.89 feet; thence south 89°-08' West, 1377.09 feet; thence North 0°-09' West, 1312.25 feet; thence North 88°-56' East, 233.75 feet to the place of beginning, said tract containing 41.63 acres, more or less, being situated in Champaign County, Illinois,

requesting that said land be given classification to allow its use as a Mobile Home Park, as defined by the Zoning Ordinance of The City of Urbana, and

WHEREAS, the City Council of said City referred the aforesaid request to the Plan Commission of the City of Urbana, Illinois, and

WHEREAS, said plan commission, pursuant to publication of notice, and upon a public hearing held on the 10th day of January, 1966, determined that such annexation and zoning would promote the public health, safety, welfare and comfort of the community and recommended to the City Council of the City of Urbana, Illinois, that the annexation agreement as submitted, be entered into by said City and the aforesaid owner of record.

NOW, THEREFORE, be it ordained by the City Council of the City of Urbana, Illinois, as follows:

1. That the City Council of the City of Urbana, Illinois, by it's Mayor and City Clerk, enter into the annexation agreement heretofore presented to said Council by H. LEVINSON, INC., R. W. BEESON and PEARL I. BEESON, owners of record of the premises described as:

Commencing at the Northwest corner of the Northeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian; thence North 88°-56' East, 1146.87 feet; thence South 0° West, 1317.89 feet; thence South 89°-08' West, 1377.09 feet; thence North 0°-09' West, 1312.25 feet; thence North 88°-56' East, 233.75 feet to the place of beginning, said tract containing 41.63 acres, more or less, being situated in Champaign County, Illinois.

2. That upon the annexation of said tract to the said City, the zoning classification of said tract be amended to a classification, which will allow the construction of a Mobile Home Park as defined by the Zoning Ordinance of the City of Urbana, Illinois, and in accordance with all amendments thereto, present, and future; and further that if and when said City assumes jurisdiction over the land described herein for zoning purposes, then said land shall be given a zoning classification to allow the construction of a Mobile Home Park thereon.

Passed by the City Council of the City of Urbana, Illinois,
this 7th day of February, 1966.

Approved this 7th day of February, 1966.

Stanley B. Weaver
Mayor

Attest:

Duane Eckert
City Clerk of City of Urbana

PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement, made this 4th day of March, 1966, by and between H. LEVINSON, INC., a Corporation and R. W. BEESON and PEARL I. BEESON, hereinafter referred to as First Parties, and THE CITY OF URBANA, ILLINOIS, a municipal corporation, hereinafter referred to as THE CITY.

WITNESSETH:

WHEREAS, First Parties are the owners of record of the premises described as:

Commencing at the Northwest corner of the Northeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian; thence North 88°-56' East, 1146.87 feet; thence South 0° West, 1317.89 feet; thence South 89°-08' West, 1377.09 feet; thence North 0°-09' West, 1312.25 feet; thence North 88°-56' East, 233.75 feet to the place of beginning, said tract containing 41.63 acres, more or less, being situated in Champaign County, Illinois.

said property being located approximately one quarter to one half mile north of Route 74 and approximately three quarters to one mile west of Route 45 going west down the Airport Road, in Champaign County, Illinois, and

WHEREAS, the above premises are not within the corporate limits of the City of Urbana, Illinois, or any other municipality, but are less than One and One-half ($1\frac{1}{2}$) miles from the corporate limits of The City of Urbana, and has no electors residing therein, and

WHEREAS, The City may exercise the power to regulate the zoning of property within territory not more than One and One-half ($1\frac{1}{2}$) miles beyond the corporate limits and not included within any municipality, and

WHEREAS, pursuant to the tentative amendments to the zoning ordinance of The City of Urbana, Illinois, of 1950, territory which is within One and One-half ($1\frac{1}{2}$) miles beyond the corporate limits of The City, and not included in any other municipality may be zoned as farm land, and

WHEREAS, First Parties are the owners of record and Purchasers under contract of said premises and desire to erect a De Luxe Mobile Home, Park on said premises, and annex the same to The City as soon as the same is contiguous to said City, pursuant to Illinois Revised Statutes, Chapter 24, Section 7 et seq. (1965), and

WHEREAS, pursuant to Article IV, Section 4, of the Zoning Ordinance of The City of Urbana, Illinois, of 1950, if said land is annexed to The City, it is automatically classified as an R-1, Residential District, and

WHEREAS, The City has enacted a master zoning study which may change the zoning classifications of the Zoning Ordinance of The City of Urbana, Illinois, of 1950, and

WHEREAS, in order for First Parties to build a De Luxe Mobile Home Park said premises should be classified as a zoning district which will accommodate a De Luxe Mobile Home Park pursuant to the Zoning Ordinance of The City of Urbana, Illinois, of 1950, as amended, and in accordance with any future amendments, and

WHEREAS, the parties hereto feel that such annexation and zoning will promote the public health, safety, comfort, morals and welfare of this community.

NOW, THEREFORE, the parties agree as follows:

A. Pursuant to Illinois Revised Statutes, Chapter 24, Section 7, et seq. (1965), First Parties shall as soon as the same is contiguous to The City, annex the above described premises to The City of Urbana, Illinois,

B. The City shall, in exercise of its Municipal Powers, pursuant to Illinois Revised Statutes, Chapter 24, Section 11-13-1, (1965), within a reasonable time, upon such annexation, classify said premises as a zoning district which will accommodate a De Luxe Mobile Home Park, pursuant to the Zoning Ordinance of The City of Urbana, Illinois, of 1950, as amended, and in accordance with any future amendments.

C. This Agreement shall be binding upon the parties hereto, the successor owners of the above premises, the successor municipal authorities of The City of Urbana, Illinois, and its successor municipalities. This Agreement shall terminate five years from the date of execution hereof.

WITNESS our hands and seals the day and year first above
written.

R W Beeson
R. W. Beeson

Pearl I. Beeson
Pearl I. Beeson

H. Levinson, Inc.

By: H. Levinson
President

Attest: Kathleen Boyce
Asst. Secretary

First Parties

The City of Urbana, Illinois,
a municipal corporation

By: Stanley B. Heaves
Mayor

Attest: Duane Eckert
City Clerk

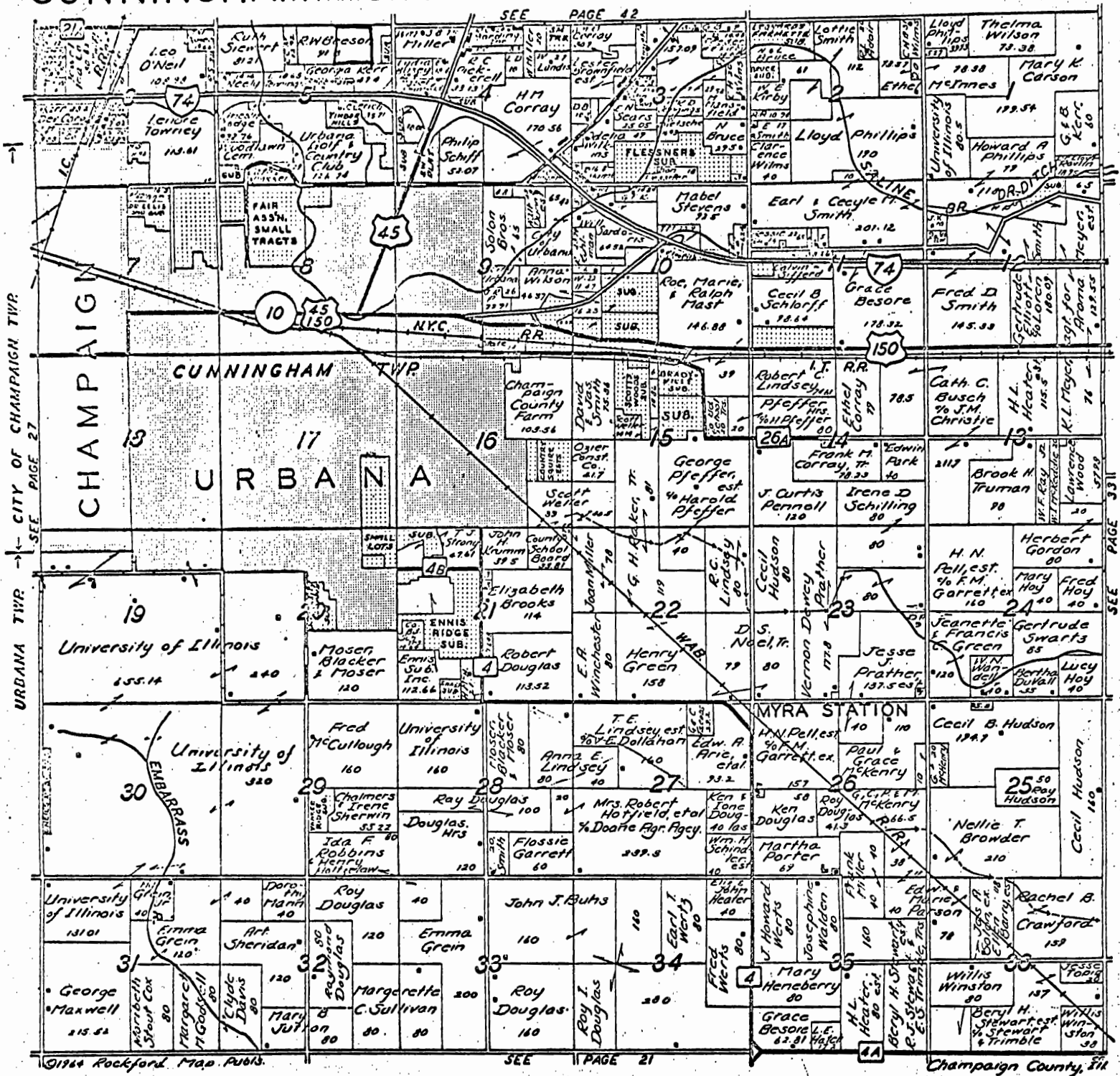
Second Parties

APPROVED:

Plan Commission of the City
of Urbana, Illinois

Ernest Phillips
Chairman

DATED: March 4, 19 66.



DATA CONCERNING PROPOSED PRE-ANNEXATION
AGREEMENT BETWEEN H. LEVINSON, INC. A
CORPORATION, AND R. W. BEESON AND PEARL
I. BEESON, AS FIRST PARTIES AND THE CITY
OF URBANA, ILLINOIS A MUNICIPAL CORPORATION,
AS THE CITY

I. AREA OF PLAN DEVELOPMENT.

To reach this area you proceed north on Route 45 from Five Points out of Urbana, Illinois, approximately one mile to the east-west road running along the south side of the Illini Airport. You then proceed approximately three quarters of a mile to one mile west on the Airport Road, which places you at the northeast corner of the tract of land involved.

This tract of land consists of 41.63 acres more or less, and its legal description is as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian; thence North $88^{\circ}-56'$ East, 1146.87 feet; thence South 0° West, 1317.89 feet; thence South $89^{\circ}-08'$ West, 1377.09 feet; thence North $0^{\circ}-09'$ West, 1312.25 feet; thence North $88^{\circ}-56'$ East, 233.75 feet to the place of beginning, said tract containing 41.63 acres, more or less, being situated in Champaign County, Illinois.

A plat of survey of said land is attached hereto, said land involved in this agreement being lots 15 and 16 as shown on the plat and comprising 41.63 acres.

This property also is located approximately one-quarter to one-half mile north of Route 74 as you would proceed west on Route 74 from Route 45.

II. PLAN OF DEVELOPMENT OF AREA.

H. LEVINSON, INC., at the present time contemplates developing three hundred ten trailer spaces at a cost of approximately \$2,000 per space, which means a projected development of \$620,000.00. The mobile home park itself will be a Five Star DeLuxe Park, which is the highest possible rating which can be given by the association and national organization of mobile home manufacturers and park operators.

The present thinking is to rent each space at an average rental of \$45 per month. This is considered to be extremely reasonable for a Five Star DeLuxe Park.

The park will include a swimming pool in addition to the customary service buildings.

Tentative plans by Charles E. DeGraff & Associates, registered land surveyors and civil engineers, North Aurora, Illinois, who have been employed to do the engineering on this project indicate that sewage disposal will be handled through a Walker Process type plant. This type of plant supplemented with sand dosing beds will provide an effluent that is entirely satisfactory and in accord with the State Department of Health. A brochure from the Walker Processing Company is attached.

This Five Star DeLuxe Park, in addition to a swimming area, will have other recreation facilities, underground utilities, a central television antenna, extensive landscaping and permanent streets, curbs and gutters.

It is the intention of the developer to maintain high standards by control through sales and establishments of high minimum standards and qualifications.

It is anticipated that the entire site will be developed within two years and the developer at the present time has instructed Charles E. DeGraff and Associates to proceed with the planning of this project upon word that the pre-annexation agreement has been executed so that he may comply with the zoning requirements. Preliminary negotiations relative to road construction and sewer ditching also have been made.

The developer either has or is presently engaged in developing similar projects in St. Louis, Peoria, Rockford, Marietta, Georgia, and Detroit, Michigan. These areas, in addition to Urbana, were selected after a survey indicated that these areas were areas of the most critical shortage of the type of facility planned. This information is given to indicate the experience of the developer relative to projects of this type.

