

7677-38

ORDINANCE ANNEXING CERTAIN TERRITORY  
TO THE CITY OF URBANA

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 Eastern Prairie Fire Protection District, and Notice was given to the Trustees of the said Fire Protection District, said Notice being mailed on September 2, 1976, that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 P.M., Monday, September 20, 1976, and the Affidavit of mailing such notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, and

WHEREAS, the property described below is owned by the City of Urbana, and no electors reside thereon, and

WHEREAS, it has been determined that said Petition complies with all requirements of the law therefor, 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,

WHEREAS, since the territory herein annexed includes highways under the jurisdiction of Urbana Township and Notice was given to the Auditors of Urbana Township and the Township Commissioner of Highways, said Notice being mailed on the 2nd day of September, 1976, and which said Notice stated that this Ordinance would be voted upon at the regular meeting of the City Council on the 20th day of September, 1976, and the Affidavit of mailing such Notice was duly recorded with the Recorder of Deeds of Champaign County on September 9, 1976.

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

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

Commencing at the Northeast Corner of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois; thence N 90° 00' 00" W along the North line of the Northeast Quarter of said Section 6, 2011.70 feet to the Easterly right-of-way line of an existing public road running along the Illinois Central Railroad right-of-way; thence S 26° 07' 34" W along the Easterly right-of-way line of said existing public road, 1267.36 feet to the Northwest

Corner of the Wolohan Lumber Company Tract for a true place of beginning; thence S 89° 59' 10" E along the Northerly line of said Wolohan Lumber Company Tract, 841.79 feet to the Westerly line of the Illinois Power Company Tract; thence N 00° 43' 16" W along the Westerly line of said Illinois Power Company Tract, 305.82 feet to the Northwest Corner of the Illinois Power Company Tract; thence N 89° 57' 54" W along the Westerly extension of the Northerly line of said Illinois Power Company Tract, 390.00 feet; thence S 00° 43' 16" E parallel with the Westerly line of said Illinois Power Company Tract, 280.38 feet to a point which is 25.58 feet North of the Northerly line of said Wolohan Lumber Company Tract; thence N 89° 59' 10" W parallel with and 25.58 feet Northerly from the Northerly line of said Wolohan Lumber Company Tract, 438.92 feet to the Easterly right-of-way line of said existing public road; thence S 26° 07' 34" W along the Easterly right-of-way line of said existing public road, 28.49 feet, more or less, to the place of beginning and that part of the 50.00 foot street right-of-way known and platted as Oak Street described as follows: commencing at the true place of beginning, thence N 89° 59' 10" W, 55.69 feet to the Westerly right-of-way line of Oak Street; thence N 26° 07' 34" E, 28.49 feet; thence S 89° 59' 10" E, 55.69 feet to the Easterly right-of-way line of Oak Street; thence S 26° 07' 34" W, 28.49 feet to the true place of beginning; said tract containing 3.04 acres, more or less, all situated in Champaign County, Illinois,

commonly known as 2504 North Oak Street, Urbana, Illinois, be and the same is hereby annexed to the City of Urbana, Illinois.

Section 2. 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 Recorder of Deeds for Champaign County, Illinois.

Section 3. This Ordinance shall be in full force and effect from after its passage and recording as provided by law.

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 20th day of September, A.D., 1976.

PASSED by the City Council this 20th day of September, A.D., 1976.

D. Eckerty  
Duane Eckerty, City Clerk

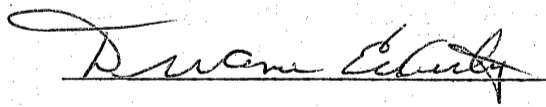
APPROVED by the Mayor this 24 day of September, 1976.

Hiram Paley  
Hiram Paley, Mayor

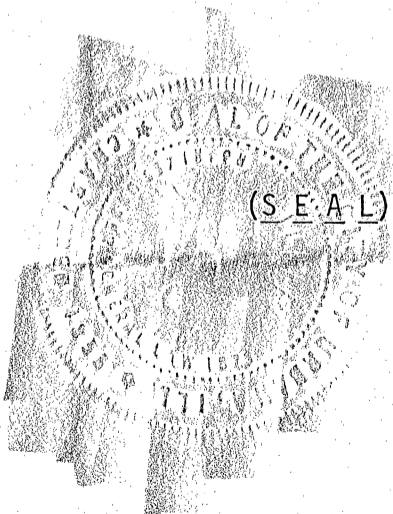
STATE OF ILLINOIS     )  
                                  )     SS.  
COUNTY OF CHAMPAIGN )

I, DUANE ECKERTY, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled, "Ordinance Annexing Certain Territory to the City of Urbana, Illinois", adopted by the City Council of the City of Urbana, Illinois, on the 20th day of September, A.D. 1976, as appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 28<sup>th</sup> day of Sept, A.D. 1976.



CITY CLERK



ORDINANCE ANNEXING CERTAIN TERRITORY  
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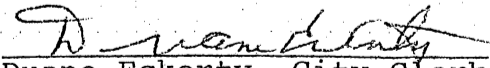
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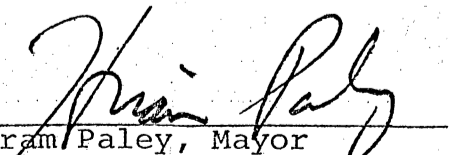
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PASSED by the City Council this 20th day of September, A.D., 1976.

  
Duane Eckerty, City Clerk

APPROVED by the Mayor this 24 day of September, 1976.

  
Hiram Paley, Mayor

7677-38

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN  
ORDINANCE NO. 7677-38 AND IS INCORPORATED  
THEREIN BY REFERENCE.

Ruth S. Brookens, City Clerk

Date

AGREEMENT

For and in consideration of the City of Urbana, Illinois, (hereinafter called "City") issuing Revenue Bonds in the manner and at the time and in the amount set forth in the attached Memorandum of Intent, the undersigned, hereinafter called "Developers" being the beneficial owners of the following described realty, to-wit:

(See Attached Legal)

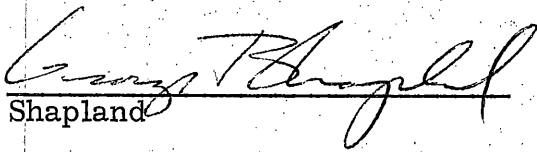
Agree as follows:

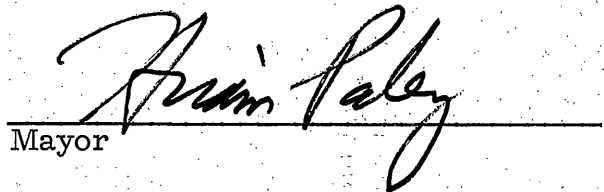
1. That within one (1) year after the Mayor signs the said Revenue Bonds, Developers will do all that is legally necessary to annex the above said realty to the City of Urbana, and
2. That any improvements built, or to be built thereon shall substantially comply with all presently adopted building codes, including the Building Code, Life Safety Code, Electrical and Plumbing Code of the City of Urbana, as determined by the appropriate building official, and
3. Developers shall submit the standard and usual building plans to the City for its approval in the same manner as if said realty were presently within the corporate limits of the City of Urbana, and
4. Developers will permit inspection by the City at any reasonable time to insure the improvements are built in accordance with the above said building codes.
5. "Substantially comply" shall be construed to mean compliance with the Developers' plans identified as Exhibit "1" and attached hereto and Memo of Larry E. Reed dated November 26, 1974, identified as Exhibit "2" and attached hereto, (the requirements of such memo to be adhered to by Developers).
6. The parties agree that damages at law occasioned by the

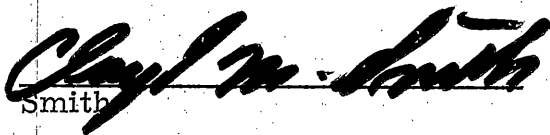
*first of the*  
*CBS*  
*RP*  
*CH*

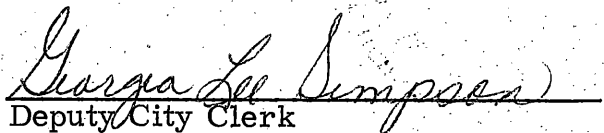
breach of this agreement by Developers would be wholly inadequate and as a result thereof they do jointly and severally covenant one with the other that City shall have the right of recourse, without objection, to any court of competent jurisdiction for purposes of invoking the equitable remedy of Specific Performance and such court in entering any decree or ancillary injunctive relief shall have the right to assess court costs and reasonable attorneys fees in favor of City if such court determines that such remedy and injunctive relief are so available to the City under the circumstances then prevailing.

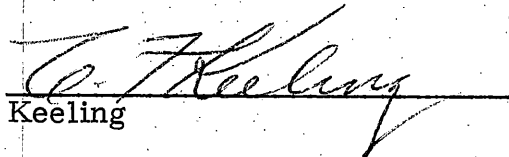
Dated at Urbana, Illinois, this **27** day of **Nov.**, A.D., 1974.

  
Shapland

  
Mayor

  
Smith

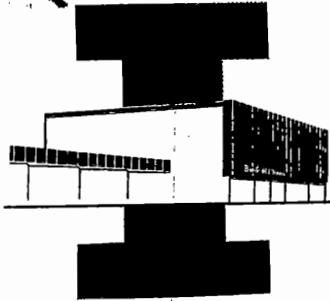
  
Deputy City Clerk

  
Keeling

"Developers"

"City"





# Bank of Illinois

112 W. CHURCH STREET

**PARKSIDE** - UNIVERSITY AT STATE

CHAMPAIGN, ILLINOIS 61820

(217) 352-6501

RECEIVED NOV 22 1974

November 21, 1974

Jack Waaler, Attorney  
Waaler, Evans and Gordon Law Offices  
2503 South Neil Street  
Champaign, Illinois 61820

Dear Sir:

The following is a description of the land which is leased to McCrory Corporation and which constitutes a portion of the real estate subject to Keeling, Shapland, Smith Land Trust #760:

Commencing at the NE corner of S 6, T 19 N, R 9 E of the 3rd PM, Champaign Co., Illinois; thence N 90° W along the N line of the NE 1/4 of S 6, 2, 011.70' to the E right of way line of an existing public road running along the ICRR right of way; thence S 26° 07' 34" W along the E right of way line of said existing public road, 1,267.36' to the NW corner of the Wolohan Lumber Co. tract for a true place of beginning; thence S 89° 59' 10" E along the N line of Wolohan Lumber Co. tract, 841.79' to the W line of the Illinois Power Co. tract; thence N 43' 16" along the W line of the Illinois Power Co. tract, 305.82' to the NW corner of the Illinois Power Co. tract; thence N 89° 57' 54" W along the W extension of the Northerly line of the Illinois Power Co. tract, 390'; thence S 43' 16" E parallel with the W line of Illinois Power Co. tract, 280.38' to a point which is 25.58' N of the Northerly line of said Wolohan Lumber Co. tract; thence N 89° 59' 10" W parallel with and 25.58' N from the N line of said Wolohan Lumber Co. tract, 438.92' to the E right of way of said existing public road; thence S 26° 7' 34" W along the E right of way line of said existing public road, 28.49' to the place of beginning.  
(Three acres, more or less, in Champaign County, Illinois)

Yours truly,

/mf

*Margaret Fletcher*  
*Sug.*

OFFICE MEMO

TO: Mayor Paley  
FROM: Larry E. Reed  
DATE: November 26, 1974  
SUBJECT: Plan Review of McNew Building on North Oak Street

It is my determination that the items and requirements listed on my memo to you dated November 21, 1974, when corrected and/or constructed in accordance with the aforesaid items means the building will be constructed in substantial compliance with Urbana construction codes. (e.g. Building, Life Safety, Plumbing, Electrical and H.V.A.C. Codes.)



Larry E. Reed, Administrator  
Code Enforcement Department

/np

Exhibit #2

OFFICE MEMO

TO: Mayor Paley

FROM: Larry E. Reed, Administrator Code Enforcement Department

DATE: November 21, 1974

RE: Plan Review of McNew Company Bldg. and Site per City Council Request

BACKGROUND:

1. The developer had not made application for a county building permit. On November 20, 1974, a permit was applied for and issued on November 21, 1974. (The only deviation of county zoning noted by County Zoning Administrator was the plot plan lacked the required 30 feet rear yard setback - plot plan showed 22.85 feet setback.)
2. The letter from the Urbana-Champaign Sanitary District, authorizing the construction of the building over an 8 feet by 8 feet box culvert, was not complied with in that the work was completed without notifying the sanitary district engineer when the work was under way so the sanitary district could make inspections and tests required in the letter of authorization. (Sanitary District has been notified of non-compliance.)
3. The developer was using a non-licensed contractor to do a portion of the plumbing work. (This has been resolved).
4. Building is partially completed:
  - a. Completed portion of building will be inspected by this office and a written report of the results will be submitted as soon as completed.
  - b. This office will continue to make regular inspection as though under city building permit procedures.

MAIN REVIEW

I. Zoning (Urbana)

- A. Warehouse and Wholesale Distributor is a Permitted Use
- B. Parking - Offstreet
  - a. Truck parking - OK
  - b. Employee parking - 33 spaces
- C. Height - OK
- D. Area of Lot - OK
  - a. setbacks - ok
  - b. front - 110 ft.
  - c. east - 50 ft.
  - d. north - 23 ft.
  - e. west - 140 ft.

II. Building Code

Plan not sealed by registered Illinois Architect or Engineer as required by state law.

A. Foundation

- 1. Exterior footing and grade beam as drawn is inadequate in depth - not below frost line - as drawn on page A-3. (This conflicts with section AA on page A-2). Contractor should dig down at two points at this department's direction along grade beam so visual inspection of depth can be determined. *EITHER GRADE BEAM OR GRAVEL UNDER GRADE BEAM MUST BE BELOW FROST LINE*
- 2. Otherwise foundation is structurally more than adequate.

B. Superstructure

- 1. Type unprotected non-combustible.
- 2. Area Approximately 36,000 sq.ft.(180 ft. x 200 ft.)

NOTE: Allowable limit in area (size) for unprotected non-combustible is 9,000 sq.ft. - requires sprinkler system under section 812.2 of N.B.C. 1967.

- a. This department needs a copy of the sprinkler plans approved by Office of Insurance Services.
- b. Because of required sprinkler system, Fire Chief (Earl Paris) needs water supply (water main) location plan and hose connection location plan.

## C. Interior

### 1. Special Occupancy Requirements

- a. Walls and ceiling around truck maintenance area must have a 2 hour fire resistance rating, includes trucker's restroom and maintenance office (supply U.L. design number to be used) (see section 315.5 of N.B.C. 1967)

NOTE: No details on plans covering these requirements.

### 2. Exit Systems

- a. Number of exterior exits and their location is adequate, however,
  - (1) doors must be capable of opening from inside without use of a key (section 5-213 of N.F.P.A. 101 1970)
  - (2) Landing and stairs must have 42" high guards (section 5-917 of N.F.P.A. 1970)
  - (3) Stairs construction must meet requirement of section 604.6 of N.B.C. 1967.
    - (a) risers not exceeding 7-3/4 inches in height
    - (b) tread not less than 9 inches in width, exclusive of nosing
- b. Interior isles between storage in warehouse must be arranged to facilitate the use of the exits and be adequately lighted. (section 5-10113 N.F.P.A. 101 1970)

NOTE: 1. Illuminated exit signs required over exit doors and illuminated directional exit sign are required at change of direction in egress aisle.  
2. Any door or passage way, which is neither an exit nor a way of exit access must be marked "not an exit".

## III. Mechanical

### A. Plumbing (Ill. State Plumbing Code)

1. Discharge side of truck maintenance grease trap must be vented.

2. A shutoff valve is required on cold water supply line at water heater.
3. Vent all floor drains - three floor drains on waste and pipe schematic were drawn without vents on page A-2

B. Heating (H.V.A.C.) National Bldg. Code Appendices I

1. All heaters must be U.L. approved suspended unit heaters (supply documentation and specification of unit heaters) (see section 315.6 of N.B.C. 1967)

C. Electrical (All work must meet 1971 National Electrical Code)

1. Sheet E-1 Electrical as per checked.
  - a. 4 transformers to overcurrent feeds.
  - b. feeds must be comparable to the maximum.
2. All electrical switch gear and electrical apparatus to have U.L. labels attached.