

ORDINANCE NO. 8687-80

AN ORDINANCE
FURTHER AMENDING ORDINANCE NO. 8485-38, ENTITLED
"AN ORDINANCE DESIGNATING AN AREA AS AN ENTERPRISE ZONE"

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") 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; and

WHEREAS, approval of the Enterprise Zone as designated by the Ordinance, as amended, was made by the Department by certification of the Ordinance effective July 1, 1985; 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 March 17, 1987, the City duly caused public notice to be published in the Champaign-Urbana News-Gazette, a newspaper of general circulation within the certified Enterprise Zone and Champaign County, Illinois, of a public hearing to be held within the certified Enterprise zone on the questions of whether: 1) to alter the boundaries of the certified Enterprise Zone as designated by the Ordinance, as amended, by adding certain parcels thereto; and 2) to repeal certain benefits for the certified Enterprise Zone as provided in the Ordinance, as amended, by eliminating the permit fees waiver incentive provided for the certified Enterprise Zone. Such public notice was published not more than twenty (20) days nor less than five (5) days before the public hearing scheduled and noticed for Tuesday, March 31, 1987, at 7:30 p.m.; and

WHEREAS, on March 31, 1987, the City duly conducted a public hearing at 7:30 p.m. in the Conference Room of the Urbana Community Development Services Department, 115 W. Main Street, Suite 200, Urbana, Illinois, a location within the certified Enterprise Zone, 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, entitled "Designation and Description of Zone Area", of the Ordinance, as amended, be and the same is hereby further amended to alter the boundaries of the Zone Area by adding the following more particularly described two parcels of real estate, which are contiguous to the certified Enterprise Zone, to such Zone Area as designated by the Ordinance, as amended:

Parcel 1

Lot 21 of Beverly Hills Subdivision of the City of Urbana, Champaign County, Illinois, encompassing 0.27 acres, more or less; together with 60 feet by 45.9 feet of the adjacent portion of Beverly Drive right-of-way, measured along the centerline, encompassing 0.06 acres, more or less; all situated in the Southwest Quarter of the Southwest Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, State of Illinois, commonly known as 1606 North Beverly Drive, Urbana, Illinois; and

Parcel 2

Part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, described as follows:

Tract A: Commencing at the intersection of the East Section line of said Section 9 with the South right-of-way line of State Bond Issue Route 10, currently marked as University Avenue and also as U.S. Route 150; thence 845.3 feet Northwesterly along said South right-of-way line to a true point of beginning; thence Southerly 361.3 feet along a lease line perpendicular to the centerline of the Main Track of the Peoria & Eastern Railway Company, said centerline lying approximately 466.5 feet South of said point of beginning; thence Westerly 200 feet along a line parallel with said Main Track centerline; thence Northwesterly 251 feet to a point 355 feet South of said South right-of-way line; thence Northerly 355 feet along another lease line perpendicular to said Main Track centerline, to a point on said South right-of-way line; thence Easterly 157 feet along said South right-of-way line, said line being parallel with and 476.5 feet North of said Main Track centerline, to a point of tangency with a curve, concave to the South, having a radius of 2,777 feet; thence Easterly 294.1 feet along said curve, being the said South right-of-way line, to the point of beginning, encompassing 3.8 Acres more or less.

Tract B: Beginning at the Southeast corner of said Tract A; thence Southerly 55 feet, more or less, along an extension of the East lease line of said Tract A, to the North Railroad Right-of-Way line, being a line 50 feet North of and parallel with the centerline of the Main Track of the Peoria & Eastern Railway Company; thence Westerly 450.5 feet, more or less, along said North Railroad Right-of-Way line; thence Northerly 71.5 feet, more or less, along an extension of the West lease line of said Tract A, to the Southwest corner of said Tract A; thence Southeasterly 251 feet along the South line of said Tract A; thence Easterly 200 feet to the point of beginning, encompassing 0.62 acres, more or less.

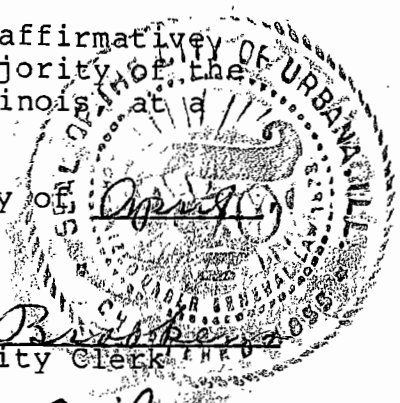
Tract C: Beginning at the Southeast corner of said Tract B; thence Southerly 100 feet, along a line perpendicular to the centerline of the Main Track of the Peoria & Eastern Railway Company, to the South Railroad Right-of-way line, being a line 50 feet South of and parallel with said Main Track centerline; thence Westerly 450.5 feet, more or less, along said South Railroad Right-of-way line; thence Northerly 100 feet, to the North Railroad Right-of-way line; thence Easterly 450.5 feet, more or less, to the point of beginning, encompassing 1.03 acres, more or less.

Together with the adjacent right-of-way of said U.S. Route 150, described further as follows: Beginning at said true point of beginning for Tract A; thence Westerly 451.1 feet along the South right-of-way line of U.S. Route 150, to the Northwest corner of said Tract A; thence Northerly 183 feet, more or less, along an extension of the West lease line of said Tract A, to the North right-of-way line of said U.S. Route 150; thence Easterly 460 feet, more or less, along the North right-of-way of said U.S. Route 150, to a point on the extension of the East lease line of said Tract A; thence Southerly 294 feet, more or less, to the true point of beginning, encompassing 2.47 acres, more or less, commonly known as 1705 East University Avenue, Urbana, Illinois.

Section 2. That part A, entitled "Permit Fees", of Section 4, entitled "Waiver of Permit Fees and Tax Incentives", of the Ordinance, as amended, be and the same is hereby repealed so as to eliminate the benefit of the permit fee waiver as provided therein.

Section 3. 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.



1987. PASSED by the City Council this 20th day of April

Ruth S. Brookens
Ruth S. Brookens, City Clerk

1987. APPROVED by the Mayor this 21st day of April

Jeffrey T. Markland
Jeffrey T. Markland, Mayor



Illinois Department of Commerce and Community Affairs

Jay R. Hedges
Director

James R. Thompson
Governor

Stephen F. Selcke
Assistant Director

May 27, 1987

Mr. Bruce Walden
Administrator
Department of Community Development
City of Urbana
115 West Main, P.O. Box 946
Urbana, Illinois 61801

Dear Mr. Walden:

The Illinois Department of Commerce and Community Affairs has approved Ordinance No. 8687-80 amending Ordinance No. 8485-38, altering the boundary of the Urbana Enterprise Zone as well as repealing the local building permit fee waiver within the zone.

This Ordinance has been filed with the Champaign County Recorder and the Secretary of State. A copy of the certification which accompanied the filing is attached.

Sincerely,

Jeffrey Johnson
Enterprise Zone Program Manager



Illinois Department of Commerce and Community Affairs

Jay R. Hedges
Director

James R. Thompson
Governor

Stephen F. Seicke
Assistant Director

C E R T I F I C A T I O N

Pursuant to Section 5.3(a) of the "Illinois Enterprise Zone Act", Ill. Rev. Stat. 1985, ch. 67 1/2, par. 608(a), the Illinois Department of Commerce and Community Affairs hereby approves and certifies the attached Ordinance No. 8687-80 from the City of Urbana amending Ordinance No. 8485-38 to alter the boundary of and to repeal permit fees within the Urbana enterprise zone. This certification is effective on or after June 1, 1987.

Attest:

Jay R. Hedges

Director

Illinois Department of Commerce

and Community Affairs

May 27, 1987