

Ordinance No. 9495-118

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

**(Tatman Auto Service Center, 1602 and 1604 N. Cunningham Avenue)**

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 (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 Wednesday, May 24, 1995 the City duly caused public notice to be published in the Champaign 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 Wednesday, June 7, 1995 at 4:00 p.m.; and

WHEREAS on Wednesday, June 7, 1995 the City duly conducted a public hearing at 1:30 p.m. in the Conference Room of the Urbana Community Development Services Department, 115 West Main Street, Suite 200, 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.

THIS ORDINANCE CONSISTS OF 2 PAGES.

Initials SR

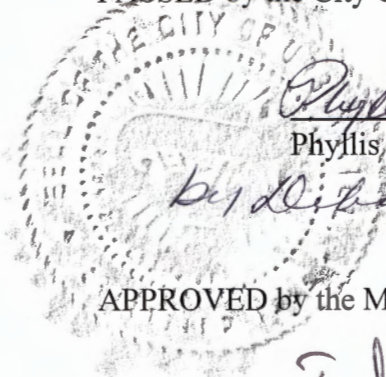
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

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 tracts of real estate more particularly described in Exhibit A attached hereto and hereby incorporated by reference, such additional tracts 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.

PASSED by the City Council this 19th day of June, 1995.



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

Deborah J. Roberts, Deputy Clerk

APPROVED by the Mayor this 20th day of June, 1995.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

AYES: Hayes, Patt, Pollock, Singer, Taylor, Whelan

NAYS:

ABSTAIN:

Exhibit A

**LEGAL DESCRIPTION OF TERRITORY TO BE ADDED  
TO THE URBANA ENTERPRISE ZONE**

**Tract 1:** A parcel of land encompassing 0.73 acre, more or less, located at the northeast corner of the intersection of Cunningham Avenue (U.S. Route 45) and Perkins Road. Said parcel is contiguous to the present boundary of the Urbana Enterprise Zone. Said parcel has a common street address of 1602 North Cunningham Avenue, and is referenced by parcel identification number 30-21-04-352-007. The legal description of said parcel is:

**Lot 3 of a Subdivision of the South West 1/4 of the South West 1/4 of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian as recorded in Deed Record Book 'U' at page 635 in the Office of the Recorder, Champaign County, Illinois, and also, commencing at the South West corner of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, and running thence East along Section line 410.77 feet to the East right of way line of SBI Route No. 25, Federal Rt. No. 45; thence North 65 degrees [sic] 14 1/2 minutes East along said East right of way 181.70 feet to the true point of beginning; continuing along said East right of way line North 65 degrees [sic] 14 1/2 minutes East 50 feet; thence East 138.24 feet; thence South 0 degrees 32 minutes West 45.40 feet; thence West 159.69 feet to the point of beginning, being a portion of the South West 1/4 of the South West 1/4 of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, all situated in Champaign County, Illinois. As described in a Deed in Trust recorded in Deed Record Book 2194 at pages 100-102 in the Office of the Recorder, Champaign County, Illinois**

**Except;**

**The following described public Rights-of-Way being U.S. Route 45 and Perkins Road:**

**From the S.W. corner of Sec.4, T. 19 N. R. 9 E. of the 3rd P.M. Champaign County, Illinois, measure east 342.2 ft., thence N.23°52' E. 28.6 ft. thence east 0.5 ft. to the point of beginning "A".**

**From the point of beginning "A" measure around a curve to the right whose radius is 7740.1 ft. and tangent to the following described course "B-C" At "B" for 80.4 ft. to point "B", thence N.23°52'E.76.1 ft. to point "C"; thence east 65.6 ft. to point "D"; thence S.23°52' W.102.6 ft. to point "E" thence around a curve to the left whose**

radius is 7680.1 ft. and tangent to the last described course "D-E" at "E" for 53.9 ft. to point "F" thence West 65.6 ft. to the point of beginning "A". All of the above described tract of land lies in the S.W. ¼ of the S.W. ¼ of Sec. 4, T.19 N. R.9 E. of the 3rd P. M. Champaign County, Illinois, and contains 0.072, acres, more or less.

and;

**Perkins Road Right-of-Way being 33.00 feet in width**

**Tract 2:** A parcel of land encompassing 0.86 acre, more or less, located near the northeast corner of the intersection of Cunningham Avenue (U.S. Route 45) and Perkins Road. Said parcel is contiguous to Tract 1 described above. Said parcel has a common street address of 1604 North Cunningham Avenue, and is referenced by parcel identification number 30-21-04-352-016. The legal description of said parcel is:

**A tract of ground being a part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, the boundary of which is described as follows:**

**From the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 4, proceed South 89 degrees, 04 minutes, 42 seconds West 544.58 feet along the South line of said Section 4; thence North 01 degrees, 58 minutes, 47 seconds West 165.00 feet to the true point of beginning; thence South 89 degrees, 04 minutes, 42 seconds West 132.31 feet; thence North 01 degrees, 58 minutes, 47 seconds West 45.54 feet; thence South 89 degrees, 04 minutes, 42 seconds West 137.69 feet to the Easterly right of way line of U. S. Route 45 (Cunningham Avenue); thence North 23 degrees, 52 minutes, 00 seconds East 191.27 feet along said right of way; thence South 66 degrees, 08 minutes, 00 seconds East 207.30 feet; thence South 01 degrees, 58 minutes, 47 seconds East 132.30 feet to the true point of beginning, situated in Champaign County, Illinois. As described in a Memorandum of Assignment of Installment Sale Contract recorded in Deed Record Book 2194 at pages 86-88 in the Office of the Recorder, Champaign County, Illinois.**

**Tract 3:** A parcel of land encompassing 3.03 acres, more or less, located near the northeast corner of the intersection of Cunningham Avenue (U.S. Route 45) and Perkins Road. Said parcel is contiguous to Tract 1 and Tract 2 described above. Said parcel has a common street address of 806 and 810 East Perkins Road, commonly

known as T.K. Service Center, and is referenced by parcel identification numbers 91-21-04-352-008 and 91-21-04-352-017. The legal description of said parcel is:

**Part of the SW 1/4 of the SW 1/4 of Section 4, Township 19 N. R. 9 East of the 3rd P.M., Champaign County, Illinois, described as follows:**

**Commencing at a point in the south line of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian 780.43 feet East from the Southwest corner of said Section 4, thence North 210 feet; thence 542 feet to the East line of Lot 4 of the Subdivision of Lot 1 of the SW 1/4 of the SW 1/4 of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, thence South along said East line of Lot 4, 210.00 feet to said South line of Section 4; thence West along said Section line 541.98 feet to the place of beginning, excepting therefrom the East 60 feet thereof, the above tract of land being also described as:**

**That portion of Lots 3 and 4 of a Subdivision of Lot 1 of the SW 1/4 of the SW 1/4 of Section 4, Township 19 North, Range 9 East of the 3rd Principal Meridian, recorded in Deed Record 32 at page 622 of the records of Champaign County, Illinois, extending North 210 feet from the south line of said Section 4, excepting the West 132 feet thereof, also excepting therefrom the East 60 feet thereof, situated in Champaign County, Illinois.**

**As described as Tract 1 in a Quit Claim Deed recorded in Deed Record Book 1979 at page 391 in the Office of the Recorder, Champaign County, Illinois**

**And;**

**Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian; thence North 01 degrees 27 minutes 43 seconds West, along the East line of a Subdivision of Lot 1 of a Subdivision of the Southwest Quarter of the Southwest Quarter of said Section 4, 210.53 feet; thence South 89 degrees 04 minutes 42 seconds West, 362.10 feet for a true place of beginning; thence South 89 degrees 04 minutes 42 seconds West, 316.49 feet; thence North 23 degrees 52 minutes East 133.34 feet; thence South 66 degrees 08 minutes East, 287.03 feet to the place of beginning, situated in Champaign County, Illinois, except that part that lies within the following tract of land described on Survey recorded March 8, 1982 in Book 1285 at page 811 as Document 82 R 2933:**

**A tract of ground being a part of the SW 1/4 of the SW 1/4 of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, the boundary of which is described as follows:**

**From the Southeast corner of the SW 1/4 of the SW 1/4 of said Section 4, proceed South 89 degrees 04 minutes 42 seconds West 544.58 feet along the South line of said Section 4; thence North 01 degrees 58 minutes 47 seconds West 165.00 feet to the true point of beginning; thence South 89 degrees 04 minutes 42 seconds West 132.31 feet; thence North 01 degrees 58 minutes 47 seconds West 45.54 feet; thence South 89 degrees 04 minutes 42 seconds West 137.69 feet to the Easterly right-of-way line of U.S. Route 45 (Cunningham Avenue); thence North 23 degrees 52 minutes East 191.27 feet along said right-of-way; thence South 66 degrees 08 minutes East 207.30 feet; thence South 01 degrees 58 minutes 47 seconds East 132.30 feet to the true point of beginning in Champaign County, Illinois.**

**As described as Tract 2 in a Quit Claim Deed recorded in Deed Record Book 1979 at page 391 in the Office of the Recorder, Champaign County, Illinois**

**And;**

**A portion of Lot Three (3) of a subdivision of Lot One (1) of a subdivision of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Four (4), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, particularly described as follows:**

**Commencing at a point on the line between Sections Four (4) and Nine (9) in Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, which is 648.64 feet East from the corners of Sections Four (4), Five (5), Eight (8) and Nine (9), being the Southwest Corner of said Lot Three (3), being a point of beginning and running thence Northerly along the line of Lot Three (3) a distance of 165 feet, thence Easterly a distance of 132 feet; thence Southerly a distance of 165 feet to the section line; thence Westerly along the section line a distance of 132 feet to a point of beginning, situated in Champaign County, Illinois,**

**As described in a Warranty Deed as recorded in Deed Record Book 1389 at page 630 in the Office of the Recorder, Champaign County, Illinois.**

**All situated in Champaign County, Illinois and containing 3.03 acres, more or less.**