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Ord. No. 9596-25

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CHAMPAIGN COUNTY, ILL

"AN ORDINANCE ESTABLISHING SPECIAL SERVICE,  
AREA NUMBER THREE"

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*Michael J. Fabiano*  
RECORDER

INDEXED

*Jw filed copy w/ County Clerk  
on 10/11/95*

Please return recorded document to:

Linda Peterson, Secretary  
Legal Division  
City of Urbana  
P.O. Box 219  
Urbana, IL 61801-0219



2347 0505

City of Urbana  
400 South Vine Street  
Post Office Box 219  
Urbana, Illinois 61801-0219  
(217) 384-2362  
FAX (217) 384-2363

### CLERK'S CERTIFICATE

STATE OF ILLINOIS    )  
                                  )   SS  
COUNTY OF CHAMPAIGN )

I, PHYLLIS D. CLARK, 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, "AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER THREE"    [Ord. No. 9596-25]

approved by the City Council of the City of Urbana, Illinois, on the 18th day of September, A.D., 1995, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 3rd day of November, A.D., 1995.



Phyllis D. Clark  
Phyllis D. Clark, City Clerk  
by Abraham J. Robert, Deputy Clerk

ORDINANCE NO. 9596-25AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER THREE

WHEREAS, the Urbana City Council previously, to-wit, on the 19th day of June, 1995, passed Ordinance No. 9495-109 entitled "An Ordinance Proposing the Establishment of a Special Service Area and Setting the Time and Date for a Public Hearing Thereon"; and

WHEREAS, notice of such public hearing was published in a newspaper of general circulation in conformity with the statute and notices of public hearing were mailed to all persons required to be notified by mail in conformity with the statute; and

WHEREAS, at the public hearing on the 10th day of July, 1995, all interested persons, including all persons owning taxable property located within the proposed Special Service Area, were given an opportunity to be heard; and

WHEREAS, a written objection to the Special Service Area was filed with the City Clerk by Scottswood Manor Apartments, a Limited Partnership, Chicago Title & Trust Company, successor trustee to First of America Bank under the provisions of a Trust Agreement dated June 15, 1971, and known as Trust #427 and BankIllinois as successor trustee to Bank of Illinois as trustee under the provisions of a Trust Agreement dated November 1, 1971 and known as Trust #662; and

WHEREAS, the Urbana City Council heard and determined all protests and objections that were presented at such hearing and in particular, determined the protest and objection filed by Scottswood Manor Apartments, a Limited Partnership, Chicago Title & Trust Company, successor trustee to First of America Bank under the provisions of a Trust Agreement dated June 15, 1971, and known as Trust #427 and BankIllinois as successor trustee to Bank of Illinois as trustee under the provisions of a Trust Agreement dated November 1, 1971 and known as Trust #662 was without merit, but that the said objection did highlight an ambiguity in the statement of the maximum tax to be levied; and

WHEREAS, the public hearing was ended by final adjournment on the 10th day of July, 1995; and

WHEREAS, this Council finds and determines that the basis upon which boundaries to the Special Service Area were set and determined was a function of the stormwater drainage sub-basin benefitted by the improvements contemplated; and

WHEREAS, the special services to be provided to the Special Service Area are unique and in addition to municipal services provided to the City as a whole, to-wit, the improvement of stormwater drainage in the Special Service Area.

NOW THEREFORE, BE IT ORDAINED by the Urbana City Council as follows:

Section 1. Special Service Area Number Three is hereby established and created, comprised of the area legally described as follows:

Commencing at the Northeast corner of the Southwest Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian; thence  $S00^{\circ}-36'-31''W$ , an assumed bearing, 40.00 feet, to the south Right-of-Way line of Washington Street; thence,  $N89^{\circ}-23'-29''W$ , along said south Right-of-Way line, 93.29 feet to the POINT OF BEGINNING, said point also being the Northeast corner of Lot 1 of Illinois Power Company Subdivision, as shown on a plat dated July 16, 1991 and recorded August 15, 1991 in Plat Book BB at Page 136, as Document Number 91R17138, in the Office of the Recorder, Champaign County, Illinois; thence,  $S00^{\circ}-00'-48''E$ , along the east line of said Lot 1, 509.64 feet; thence, continuing along said east line, around a curve to the left, having a central angle of  $12^{\circ}-25'-17''$ , a radius of 548.69 feet, a chord bearing of  $S06^{\circ}-22'-49''E$ , a chord distance of 118.72 feet, for an arc distance of 118.95 feet, to the north line of Lot 114 of Weller's Scottswood Manor, as shown on a plat dated January 24, 1969 and recorded September 8, 1969 in Plat Book V at Page 3, as Document Number 797100, in the Office of the Recorder, Champaign County, Illinois; thence,  $N89^{\circ}-32'-22''E$ , along said north line of Lot 114, 669.41 feet, to the west Right-of-Way line of Lierman Drive; thence,  $S00^{\circ}27'-38''E$ , along said west Right-of-Way line, 60.00 feet, to the south Right-of-Way line of Hunter Street; thence,  $N89^{\circ}-32'-22''E$ , along said south Right-of-Way line, 214.64 feet, to the northeasterly corner of said Lot 114; thence,  $S00^{\circ}-27'-38''E$ , along the easterly line of said Lot 114, 545.00 feet; thence, continuing along the easterly line of said Lot 114,  $S28^{\circ}-38'-27''E$ , 18.00 feet; thence,  $S43^{\circ}-08'-25''W$ , 95.69 feet, to the northeasterly Right-of-Way line of Ivanhoe Way; thence,  $N46^{\circ}-51'-35''W$ , along said northeasterly Right-of-Way line, 28.46 feet; thence,  $S43^{\circ}-08'25''W$ , 60.00 feet, to the southwesterly Right-of-Way line of Ivanhoe Way; thence,  $S46^{\circ}-51'-35''E$ , along said southwesterly Right-of-Way line, 368.06 feet; thence, continuing along said Right-of-Way line, around a curve to the left, having a central angle of  $32^{\circ}-17'-40''$ , a radius of 280.00 feet, a chord bearing of  $S63^{\circ}-00'-36''E$ , a chord distance of 155.74 feet, for an arc distance of 157.82 feet, to the northeast corner of Lot 33 of said Weller's Scottswood Manor; thence,  $S10^{\circ}34'-18''W$ , along the east line of said Lot 33, 80.00 feet, to the northwesterly corner of Lot 31 of said Weller's Scottswood Manor; thence,  $N89^{\circ}-31'-39''E$ , along the north line of said Lot 31, 86.87 feet, to the westerly Right-of-Way line of Lanore Drive; thence,  $S44^{\circ}-01'-34''E$ , 101.03 feet, to the northerly corner of Lot 28 of said Weller's Scottswood Manor; thence,  $S51^{\circ}-25'-44''E$ , along the northeasterly line of said Lot 28, 118.27 feet, to the east line of said Lot 28; thence,  $S00^{\circ}-08'-11''E$ , along the east line of said Lot 28, 111.42 feet, to the northwesterly corner of Lot 10 of Weller's Lincolnwood, as shown on a plat dated July 28, 1964, and recorded January 21, 1965 in Plat Book P at Page 35 as Document Number 723861 in the Office of the Recorder, Champaign County, Illinois; thence,  $N77^{\circ}-30'-58''E$ , along the north line of said Lot 10, 108.83 feet, to the westerly Right-of-Way line of Lincolnwood Drive; thence, along said Right-of-Way line, around a curve to the left, having a central angle of  $34^{\circ}-24'-22''$ , a radius of 280.00 feet, a chord bearing of  $S29^{\circ}-40'-43''E$ , a chord distance of 165.63 feet, for an arc distance of 168.14 feet; thence, continuing along said Right-of-Way line,  $S46^{\circ}-53'-12''E$ , 374.04 feet; thence, continuing along said Right-of-Way line, around a curve to the right, having a central angle of  $24^{\circ}-41'-59''$ , a radius of 220.00 feet, a chord bearing of  $S34^{\circ}-31'-34''E$ , a chord distance of 94.11 feet, for an arc distance of 94.84 feet;

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thence, around a curve to the right, having a central angle of  $92^{\circ}-55'-25''$ , a radius of 25.00 feet, a chord bearing of  $S22^{\circ}-27'-10''W$ , a chord distance of 36.25 feet, for an arc distance of 40.55 feet, to the northerly Right-of-Way line of Florida Avenue; thence, along said northerly Right-of-Way line, around a curve to the left, having a central angle of  $14^{\circ}-17'-24''$ , a radius of 539.20 feet, a chord bearing of  $S62^{\circ}-07'-21''W$ , a chord distance of 134.23 feet, for an arc distance of 134.48 feet; thence, continuing along said northerly Right-of-Way line, around a curve to the right, having a central angle of  $09^{\circ}-29'-38''$ , a radius of 460.00 feet, a chord bearing of  $S59^{\circ}-24'-03''W$ , a chord distance of 76.13 feet, for an arc distance of 76.22 feet, to the southerly corner of Lot 10 of Weller's Lincolnwood Manor as shown on a plat dated November 5, 1969 and recorded May 3, 1971 as Document Number 71R4806 in the Office of the Recorder, Champaign County, Illinois; thence,  $N29^{\circ}-32'-42''W$ , along the southwesterly line of said Lot 10 of Weller's Lincolnwood Manor, 94.05 feet, to the southeasterly line of Lot 9 of said Weller's Lincolnwood Manor; thence,  $S56^{\circ}-11'-47''W$ , along said southeasterly line of Lot 9, 60.02 feet, to the northeasterly Right-of-Way line of James Cherry Drive; thence, along said northeasterly Right-of-Way line, around a curve to the left, having a central angle of  $66^{\circ}-42'-45''$ , a radius of 210.00 feet, a chord bearing of  $N49^{\circ}-53'-11''W$ , a chord distance of 230.93 feet, for an arc distance of 244.51 feet; thence, continuing along said Right-of-Way line,  $N83^{\circ}-13'-19''W$ , 46.81 feet, to the southeast corner of Lot 1 of Block 7 of Champaign-Urbana Amvets Homestead Association Subdivision, as shown on a plat dated June 23, 1952 and recorded August 11, 1952 as Document Number 495201 in the Office of the Recorder, Champaign County, Illinois; thence,  $N00^{\circ}-11'-41''W$ , along the east line of said Champaign-Urbana Amvets Homestead Association Subdivision, 197.51 feet, to the northeast corner of Lot 2 of said Champaign-Urbana Amvets Homestead Association Subdivision; thence,  $S52^{\circ}-53'-29''W$ , along the northwesterly line of said Lot 2, 103.04 feet, to the northeasterly Right-of-Way line of Fairlawn Drive; thence, along said northeasterly Right-of-Way line, around a curve to the left, having a central angle of  $39^{\circ}-09'-07''$ , a radius of 90.00 feet, a chord bearing of  $N36^{\circ}-15'-08''W$ , a chord distance of 60.31 feet, for an arc distance of 61.50 feet; thence, continuing along said Right-of-Way line,  $N46^{\circ}-51'-35''W$ , 1572.69 feet; thence, around a curve to the right, having a central angle of  $46^{\circ}-47'-30''$ , a radius of 40.00 feet, a chord bearing of  $N23^{\circ}27'50''w$ , a chord distance of 31.77 feet, for an arc distance of 32.67 feet; thence,  $N46^{\circ}-51'-35''W$ , along a line parallel with and 70.00 feet southwesterly of, the southwest Right-of-Way line of the Wabash Railroad Company, 282.37 feet; thence,  $N0^{\circ}-00'-48''W$ , along a westerly line and the southerly extension thereof, of Lot 1 of said Illinois Power Company Subdivision Number 1, 488.11 feet; thence,  $N89^{\circ}-28'-53''W$ , along a southerly line of said Lot 1, 104.93 feet; thence,  $N45^{\circ}-52'-09''W$ , along a southwesterly line of said Lot 1, 67.79 feet; thence,  $N00^{\circ}-01'-39''W$ , 40.80 feet;

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thence, around a curve to the left, having a central angle of 121°-01'-31", a radius of 50.00 feet, a chord bearing of N17°-56'-32"W, a chord distance of 87.05 feet, for an arc distance of 105.61 feet; thence, N00°-02'-48"W, 10.03 feet; thence, S89°-22'-06"E, along a northerly line of said Lot 1, 180.09 feet; thence, N00°-04'-25"E, along a westerly line of said Lot 1, 200.06 feet, to the south Right-of-Way line of Washington Street; thence, S89°-23'-29"E, along said south Right-of-Way line, 61.27 feet to the POINT OF BEGINNING. Containing 1103543.671 square feet or 25.33 acres, more or less.

Section 2. That the following special services shall be provided to Special Service Area Number Three:

- (a) lower the elevated railroad track bed to the adjacent grade;
- (b) establish a drainage swale;
- (c) install twenty-five (25') feet of storm sewer;
- (d) regrade and seed all disturbed areas.

Section 3. That the special tax roll attached contains a list of the lots and parcels in this Special Service Area and the amount assessed against each. The method of spreading the special tax is for each lot or tract within the Special Service Area to be taxed the sum of Twenty-One and 15/100 Dollars (\$21.15) per lineal foot of frontage that each such parcel that abuts upon the former railroad right-of-way on the basis that the drainage improvements will benefit the abutting property owners in direct proportion to their lineal frontage abutting on such area being improved.

Section 4. The amount of Special Service Tax to be levied against each parcel or lot shall be calculated as follows: the sum of Twenty-One and 15/100 Dollars (\$21.15) per lineal foot of frontage abutting the former Railroad right-of-way of such parcel or lot. Such total sum may be paid in full when billed by the City or, if not paid in full, shall be spread over a period of ten (10) years with a maximum of such tax being one-tenth (1/10th) of the total being payable each year for ten (10) years, plus interest on the unpaid balance as such exists from time to time, at 5% per annum.

Section 5. As required by statute, the taxes to be levied hereunder are set forth in the Special Tax Roll attached hereto and incorporated herein.

Section 6. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code on the date specified in Section 7 below.

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 18th day of September, 1995.

AYES: Hayes, Kearns, Patt, Ryan, Taylor, Whelan

NAYS:

PRESENT:

0150

Phyllis D. Clark  
Phyllis D. Clark, City Clerk

By Deborah J. Roberts, Deputy Clerk

APPROVED by the Mayor this 22<sup>nd</sup> day of September, 1995.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 18th day of September, 1995, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9596-25, entitled "AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER THREE", which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9596-25 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 22nd day of September, 1995, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this 6th day of October, 1995.



Phyllis D. Clark  
CITY CLERK

Special Service Area Number Three

2347

0511

ADDRESS	PROPERTY DESCRIPTION	PERMANENT PARCEL NUMBER	FRONTAGE (IN FEET)	GRADING (FRONTAGE x \$21.15)
1609 E. Ivanhoe Way	Lot 41 Weller's Scottswood Manor	92-21-16-454-001	60	\$1,269
1611 E. Ivanhoe Way	Lot 40 Weller's Scottswood Manor	92-21-16-454-002	60	\$1,269
1613 E. Ivanhoe Way	Lot 39 Weller's Scottswood Manor	92-21-16-454-003	60	\$1,269
1615 E. Ivanhoe Way	Lot 38 Weller's Scottswood Manor	92-21-16-454-004	60	\$1,269
1617 E. Ivanhoe Way	Lot 37 Weller's Scottswood Manor	92-21-16-454-005	60	\$1,269
1619 E. Ivanhoe Way	Lot 36 Weller's Scottswood Manor	92-21-16-454-006	60	\$1,269
1621 E. Ivanhoe Way	Lot 35 Weller's Scottswood Manor	92-21-16-454-007	73.52	\$1,555
1623 E. Ivanhoe Way	Lot 34 Weller's Scottswood Manor	92-21-16-454-008	80.91	\$1,711
1625 E. Ivanhoe Way	Lot 33 Weller's Scottswood Manor	92-21-16-454-009	46.3	\$979
1215 S. Lanore Drive	Lot 31 Weller's Scottswood Manor	91-21-16-454-011	63.61	\$1,345
1208 S. Philo Road	Lot 21 Block 8 C-U Amvets Homestead Assoc. Sub.	91-21-16-455-001	104.47	\$2,210
1502 E. Fairlawn Drive	Lot 20 Block 8 C-U Amvets Homestead Assoc. Sub.	91-21-16-455-002	60	\$1,269
1504 E. Fairlawn Drive	Lot 19 Block 8 C-U Amvets Homestead Assoc. Sub.	91-21-16-455-003	60	\$1,269
1506 E. Fairlawn Drive	Lot 18 Block 8 C-U Amvets Homestead Assoc. Sub.	91-21-16-455-004	60	\$1,269
1508 E. Fairlawn Drive	Lot 17 Block 8 C-U Amvets Homestead Assoc. Sub.	91-21-16-455-005	60	\$1,269
1510 E. Fairlawn Drive	Lot 16 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-006	60	\$1,269
1512 E. Fairlawn Drive	Lot 15 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-007	60	\$1,269
1514 E. Fairlawn Drive	Lot 14 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-008	60	\$1,269
1602 E. Fairlawn Drive	Lot 13 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-009	60	\$1,269
1604 E. Fairlawn Drive	Lot 12 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-010	60	\$1,269
1606 E. Fairlawn Drive	Lot 11 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-011	60	\$1,269
1608 E. Fairlawn Drive	Lot 10 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-012	60	\$1,269
1610 E. Fairlawn Drive	Lot 9 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-013	60	\$1,269
1612 E. Fairlawn Drive	Lot 8 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-014	60	\$1,269
1614 E. Fairlawn Drive	Lot 7 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-015	60	\$1,269
1620 E. Fairlawn Drive	Lot 4 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-018	60	\$1,269
1622 E. Fairlawn Drive	Lot 3 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-019	60	\$1,269
1624 E. Fairlawn Drive	Lot 2 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-020	60	\$1,269
1626 E. Fairlawn Drive	Lot 1 Block 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-021	60	\$1,269
1616 E. Fairlawn Drive	Lots 5-6 Blk 8 C-U Amvets Homestead Assoc. Sub.	92-21-16-455-022	120	\$2,538



## Special Service Area Number Three

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ADDRESS	PROPERTY DESCRIPTION	PERMANENT PARCEL NUMBER	FRONTAGE (IN FEET)	GRADING (FRONTAGE x \$21.15)
1702 E. Fairlawn Drive	Lot 8 Block 7 C-U Amvets Homestead Assoc. Sub.	92-21-16-456-001	60	\$1,269
1704 E. Fairlawn Drive	Lot 7 Block 7 C-U Amvets Homestead Assoc. Sub.	92-21-16-456-002	60	\$1,269
1706 E. Fairlawn Drive	Lot 6 Block 7 C-U Amvets Homestead Assoc. Sub.	92-21-16-456-003	60	\$1,269
1708 E. Fairlawn Drive	Lot 5 Block 7 C-U Amvets Homestead Assoc. Sub.	92-21-16-456-004	60	\$1,269
1710 E. Fairlawn Drive	Lot 4 Block 7 C-U Amvets Homestead Assoc. Sub.	92-21-16-456-005	60	\$1,269
1712 E. Fairlawn Drive	Lot 3 Block 7 C-U Amvets Homestead Assoc. Sub.	92-21-16-456-006	63	\$1,332
1704 E. James Cherry	Lot 5 Weller's Lincolnwood Manor	92-21-16-456-009	110	\$2,327
1706 E. James Cherry	Lot 6 Weller's Lincolnwood Manor	92-21-16-456-010	95	\$2,009
1708 E. James Cherry	Lot 7 Weller's Lincolnwood Manor	92-21-16-456-011	85	\$1,798
1710 E. James Cherry	Lot 8 Weller's Lincolnwood Manor	92-21-16-456-012	85	\$1,798
1712 E. James Cherry	Lot 9 Weller's Lincolnwood Manor	92-21-16-456-013	70	\$1,481
1734 E. Florida Avenue	Lot 10 Weller's Lincolnwood Manor	92-21-16-456-015	100.42	\$2,124
1216 S. Lanore Drive	Lot 29 Weller's Scottswood Manor	92-21-16-477-007	163.81	\$3,465
1214 S. Lanore Drive	Lot 28 Weller's Scottswood Manor	92-21-16-477-008	126.32	\$2,672
1507 S. Lincolnwood	Lot 10 Weller's Lincolnwood	92-21-16-477-017	16.22	\$343
1509 S. Lincolnwood	Lot 9 Weller's Lincolnwood	92-21-16-477-018	93.47	\$1,977
1511 S. Lincolnwood	Lot 8 Weller's Lincolnwood	92-21-16-477-019	73.72	\$1,559
1513 S. Lincolnwood	Lot 7 Weller's Lincolnwood	92-21-16-477-020	63	\$1,332
1515 S. Lincolnwood	Lot 6 Weller's Lincolnwood	92-21-16-477-021	63	\$1,332
1601 S. Lincolnwood	Lot 5 Weller's Lincolnwood	92-21-16-477-022	63	\$1,332
1603 S. Lincolnwood	Lot 4 Weller's Lincolnwood	92-21-16-477-023	63	\$1,332
1605 S. Lincolnwood	Lot 3 Weller's Lincolnwood	92-21-16-477-024	63	\$1,332
1607 S. Lincolnwood	Lot 2 Weller's Lincolnwood	92-21-16-477-025	56.04	\$1,185
1609 S. Lincolnwood	Lot 1 Weller's Lincolnwood	92-21-16-477-026	67.09	\$1,419
1557 E. Hunter	Lot 114 Weller's Scottswood Manor	92-21-16-403-001	815.67	\$17,251
908 S. Washington Sq.	All of Illinois Power Subdivision No. 1	92-21-16-327-016	198.86	\$4,206
N/A	Right-of-Way	N/A	60	\$1,269
N/A	Right-of-Way	N/A	60	1,269
N/A	Right-of-Way	N/A	318.15	\$6,729
		<b>TOTALS</b>	5,202	\$110,028