

ORDINANCE NO. 2001-10-136

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

**(O'Brien Project Area / Interstate 74 and U.S. Route 45)**

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 Tuesday, October 2, 2001 the City duly caused public notice to be published in The 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 Tuesday, October 9, 2001 at 3:00 p.m.; and

WHEREAS, on Tuesday, October 9, 2001 the City duly conducted a public hearing at 3:00 p.m. at the Urbana Civic Center, 108 E. Water Street, 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.

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

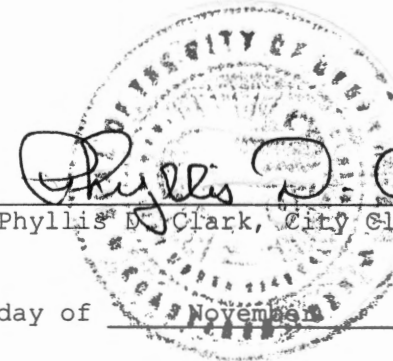
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 5<sup>th</sup> day of November, 2001, A.D.

PASSED by the City Council this 5<sup>th</sup> day of November, 2001.

AYES: Chynoweth, Hayes, Otto, Patt, Whelan, Wyman

NAYS:

ABSTAINS:



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 19<sup>th</sup> day of November, 2001.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

**EXHIBIT A**

## LEGAL DESCRIPTION

Generally located in Section 4, Township 20 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois and within an area bounded by N. Cunningham Avenue (U.S. Route 45), Interstate 74 (including Anthony Drive frontage road), N. Willow Road, and Airport Road. More particularly described as:

**Tract A-1:**

Part of the following described tract:

That part of the north 60 acres of the northwest  $\frac{1}{4}$  of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian lying west of U.S. Route 45 all in Champaign County, Illinois.

More particularly described as follows:

Commencing at the northwest corner of the northwest quarter of Section 4, T. 19 N., R. 9 E. of the 3<sup>rd</sup> P.M.; Thence N. 89°30'06" E., along the north line of said northwest quarter of Section 4, 1255.14 feet to the true point of beginning; Thence continuing N. 89°30'06" E., along the north line of said northwest quarter of Section 4, 1405.14 feet to the northeast corner of said northwest quarter of Section 4; Thence N. 89°29'49" E., along the north line of the northeast quarter of said Section 4, 96.11 feet to the westerly right-of-way line of U.S. Route 45; Thence S. 24°23'31" W., along said westerly right-of-way line of U.S. Route 45, 1096.26 feet to a point on the north line of the south one-half of the south one-half of the north one-half of said northwest quarter of Section 4; Thence S. 89°33'28" W., along said north line of the south one-half of the south one-half of the north one-half of said northwest quarter of Section 4, 962.31 feet to a point on the west line of the northeast quarter of said northwest quarter of Section 4; Thence N. 00°38'42" W., along said west line of the northeast quarter of said northwest quarter of Section 4, 22.00 feet to a point on the future south right-of-way line of an east-west public street; Thence S. 89°33'28" W., along said south right-of-way line, 78.44 feet; Thence N. 00°26'32" W., 971.41 feet to the point of beginning, containing 1,261,689 square feet (28.964 acres), more or less, all situated in the city of Urbana, Champaign County, Illinois, and,

**Tract A-2:**

Part of the following described tract:

That part of the north 60 acres of the northwest  $\frac{1}{4}$  of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian lying west of U.S. Route 45 and south 10 acres of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian and the north  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of the northwest

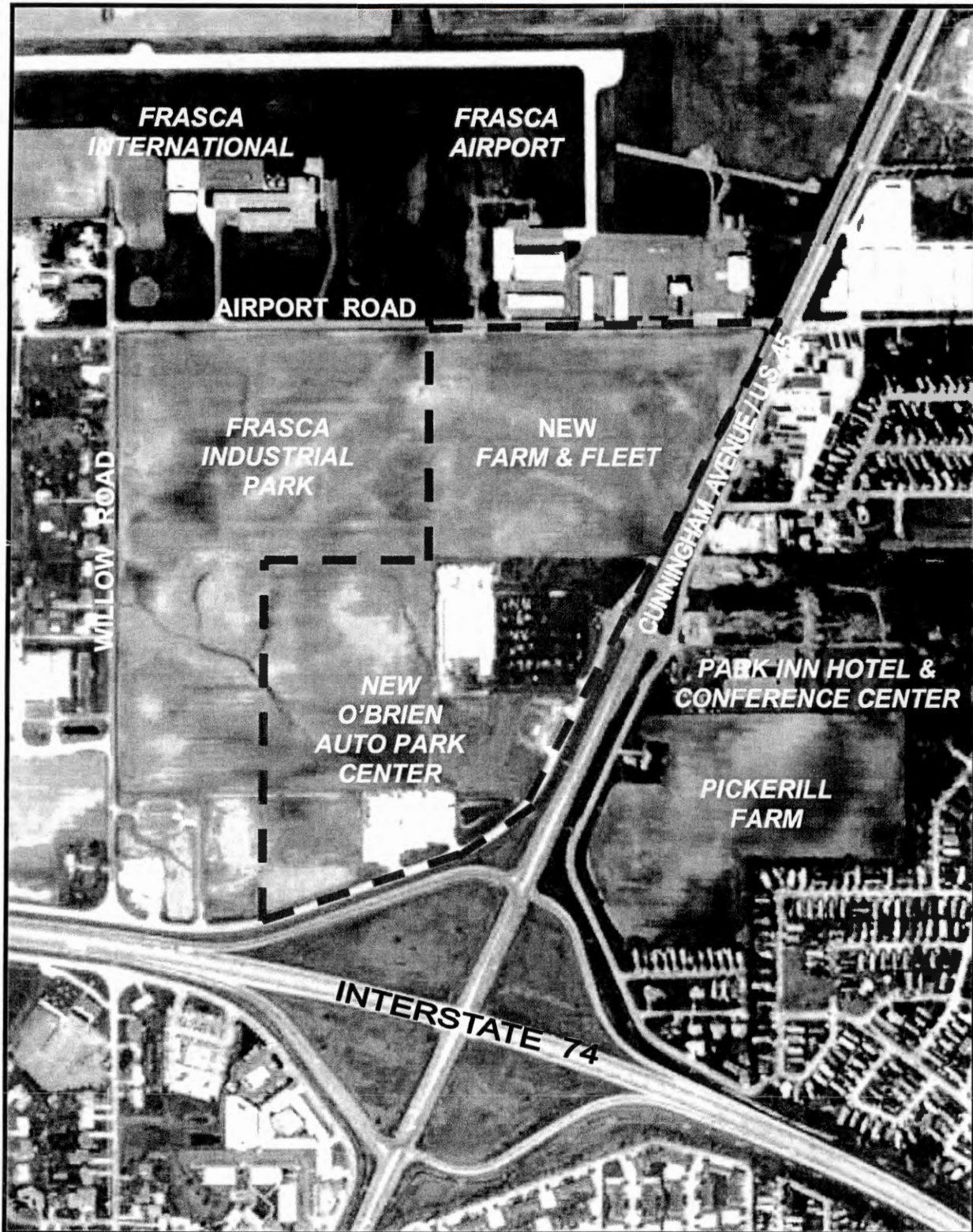
one-half of the south one-half of the northeast quarter of the northwest quarter, 921.33 feet to the westerly right-of-way line of U.S. Route 45; Thence southerly along said westerly right-of-way line of U.S. Route 45, a curve to the right, with a radius of 468.00 feet, a chord distance of 73.55 and a chord bearing of S. 32°56'37" W., for an arc length of 73.62 feet; Thence S. 39°28'39" W., along said westerly right-of-way line of U.S. Route 45, 159.72 feet; Thence southerly, along said westerly right-of-way line of U.S. Route 45, a curve to the left, with a radius of 332.00 feet, a chord distance of 115.35 and a chord bearing of S. 29°31'11" E., for an arc length of 115.94 feet; Thence S. 24°23'31" W., along said westerly right-of-way line of U.S. Route 45, 335.37 feet; Thence S. 89°39'13" W., 557.76 feet to a point on said west line of the east one half of said northwest quarter of Section 4; Thence N. 00°38'42" W., along said west line of the east one half Section 4; Thence N. 00°38'42" W., along said west line of the east one half of said northwest quarter of Section 4, 587.19 feet to the point of beginning, containing 428,569 square feet (9.839 acres), more or less, all situated in the City of Urbana County, Illinois, and.

**Tract C:**

Part of the southeast quarter of the northwest quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois, more particularly described as follows:

Commencing at the northwest corner of the northwest quarter of Section 4, T. 19 N., R. 9 E. of the 3<sup>rd</sup> P.M.; Thence N. 89°30'06" E., along the north line of said northwest quarter of Section 4, 1330.14 feet to the west line of the east one half of said northwest quarter of Section 4; Thence S. 00°38'42" E., along said west line of the east one half of said northwest quarter of Section 4, 1580.68 feet to the true point of beginning; Thence N. 89°39'13" E., 577.76 feet (578.18') to the westerly right-of-way line of U.S. Route 45; Thence S. 24°23'31" W., along said westerly right-of-way line of U.S. Route 45; Thence S. 24°23'31" W., along said westerly right-of-way line of U.S. Route 45, 344.86 feet (448.28'), Thence southerly along said westerly right-of-way line of U.S. Route 45, a curve to the right, with a radius of 590.00 feet, a chord distance of 107.87' and a chord bearing of S. 29°38'14" W., for an arc length of 108.02 feet to a point on the north line of the south one-half of the southeast quarter of said northwest quarter of Section 4, 377.49 feet (338.50'); Thence S. 89°35'52" W., along said north line of the south one-half of the southeast quarter of said northwest quarter of section 4, 377.49 feet (338.50'); Thence N. 00°38'42" W., along said north line of the south one-half of the southeast quarter of said northwest quarter of Section 4, 377.49 feet (338.50') Thence N. 00°38'42" W., along the west line of the southeast quarter of said northwest quarter of Section 4, 407.25 feet (403.8') to the point of beginning, containing, 196,194 square feet (4.504 acres), more or less, all situated in the city of Urbana, Champaign County, Illinois.

# O'Brien Project Area



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042622




AIRPORT ROAD

N. WILLOW ROAD

N. CUNNINGHAM AVENUE

INTERSTATE 74

MAP KEY

-  Territory proposed to be added to the Enterprise Zone
-  Existing Enterprise Zone boundary
-  City corporate boundary

# City of Urbana Enterprise Zone Boundary Amendment



## O'Brien Project Area

prepared October 8, 2001 by RAB

