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2001R38423

Recording Cover Sheet

RECORDED ON

12-27-2001 2:56:32

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

ORDINANCE NO. 2001-07-081

"AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA (LEE COMMERCIAL SITE / 2401 N. CUNNINGHAM AVENUE)"

REC. FEE: 19.00
REV FEE:
PAGES: 5
PLAT ACT: 0
PLAT PAGE:

*rec'd 1-24-02
DTR*

and

MAP SHOWING AREA ANNEXED BY CITY

Prepared for recording by:

Deborah J. Roberts, Deputy City Clerk

400 S. Vine Street, Urbana, IL 61801

Return to:

Phyllis D. Clark, City Clerk
City of Urbana
400 S. Vine Street
Urbana, IL 61801

038423

FILED

DEC 27 2001

ORDINANCE NO. 2001-07-081

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY

M. J. ...
CHAMPAIGN COUNTY CLERK

(Lee Commercial Site / 2401 N. Cunningham Avenue)

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 Carroll Fire Protection District, and includes certain territory within the Urbana Township, and Notice was given to the Trustees of said Fire Protection District, the Board of Township Trustees, and the Township Commissioner of Highways, said notices being mailed on July 26, 2001, that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Monday, August 6, 2001, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the 31st day of July, 2001; and

WHEREAS, there are no electors residing within such territory; and

WHEREAS, the territory to be annexed by this Ordinance is presently located within Champaign County's B-4 General Business zoning district and upon annexation will automatically be classified B-3 General Business upon annexation in accordance with Article IV, Section IV-5 of the Urbana Zoning Ordinance; and

WHEREAS, it has been determined that said petition complies with all requirements of the law therefore; 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.

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

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

A 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, described as follows:

Beginning at the Northwest Corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, and running thence North 403.8 feet to a stake, thence East 578.18 feet to the West line of U.S. Route 45, thence Southwest along the said West line of said right-of-way 448.28 feet to the North line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 4, thence West 338.50 feet along said North line to the place of beginning, in Champaign County, Illinois.

Containing 4.57 acres, more or less, all situated in Champaign County, Illinois

commonly known for reference as 2401 N. Cunningham Avenue, Urbana, Illinois, be and the same is hereby annexed to the City of Urbana, Illinois. The above-described parcel, prior to annexation, has the parcel index number 30-21-04-100-006 and following annexation the said parcel should bear the parcel index number 91-21-04-100-006.

Section 2. That the City Clerk be authorized and directed to record a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Recorder's Office of Champaign County, Illinois.

Section 3. 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 County Clerk and County Election Authority of Champaign County, Illinois.

Section 4. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property as B-3 General Business upon annexation in accordance with Article IV, Section IV-5 of the Urbana Zoning Ordinance.

Section 5. The territory annexed herein is assigned to City of Urbana Ward 5.

038423

Section 6. This Ordinance shall take effect at 12:00 p.m. CDT, August 16, 2001.

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 6th day of August, 2001, A.D.

PASSED by the City Council this 6th day of August, 2001.

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

NAYS:

ABSTAINS:


Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 20th day of August, 2001.

Tod Satterthwaite
Tod Satterthwaite, Mayor

2001 R21122

RECORDED ON

07-31-2001 3:07:51

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

Recording Cover Sheet

AFFIDAVIT OF MAILING NOTICE OF INTENT TO ANNEX
TERRITORY TO THE CITY OF URBANA

(2401 N. CUNNINGHAM AVENUE/30-21-04-100-006)

REC. FEE: 19.00
REV FEE:
PAGES: 5
PLAT ACT: 0
PLAT PAGE:

Prepared for recording by:

D. Roberts, Deputy City Clerk

400 S. Vine Street, Urbana, IL 61801

Return to:

Phyllis D. Clark, City Clerk
City of Urbana
400 S. Vine Street
Urbana, IL 61801

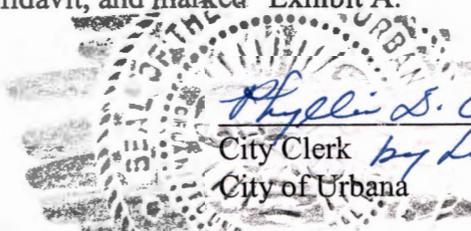
**AFFIDAVIT OF MAILING NOTICE OF INTENT
TO ANNEX TERRITORY TO THE CITY OF URBANA**

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

Phyllis D. Clark, being first duly sworn on oath, states that she is the duly elected and qualified City Clerk of the City of Urbana, Illinois; and

That she did cause the attached notice of the pending action to be taken on an Ordinance annexing certain territory lying within the Urbana Township, to be served in compliance with the provisions of Section 5/7-1-1 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/7-1-1), by sending a notice by certified mail, postpaid, to each of the Board of Township Trustees and each of them, and the Township Commissioner of Highways, indicated on the copy of said notice hereto attached, made a part of this Affidavit, and marked "Exhibit A"; and did cause the attached notice of the pending action to be taken on an Ordinance annexing certain territory lying within the boundaries of Carroll Fire Protection District to the City of Urbana, Illinois, to be served in compliance with the provisions of Section 5/7-1-1 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/7-1-1), by sending a notice by certified mail, postpaid to each of the Trustees of Carroll Fire Protection District and each of them, at the addresses indicated on the copy of said notice hereto attached, all notices being mailed on the 26th day of July, 2001, by this Affiant, at the Post Office in the City of Urbana, Illinois, being more than ten (10) days prior to the time mentioned in said notice as the time at which the Council of the City of Urbana would take action on the proposed Ordinance of Annexation; and

That a copy of said notice so mailed, as aforesaid, is hereto attached, made a part of this Affidavit, and marked "Exhibit A."


Phyllis D. Clark
City Clerk by Robert [Signature]
City of Urbana Deputy Clerk

Subscribed and sworn to before me this
26 day of July, 2001.

Susan D. Rothermel
Notary Public

I certify this is a true copy of the Affidavit I recorded in the Recorder's Office, Champaign County, Illinois, on the 31st day of July, 2001.

Phyllis D. Clark
Phyllis D. Clark, City Clerk

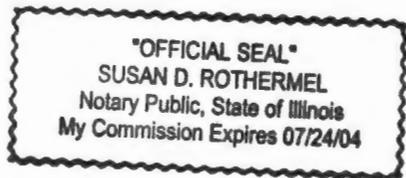


EXHIBIT A
NOTICE OF INTENT TO ANNEX TERRITORY
TO THE CITY OF URBANA

021122

TO:

Ken Buchanan
501 McGee Road
Urbana, IL 61802

Gregory F. Foster
310 Yankee Ridge Lane
Urbana, IL 61802

David Lemke
1781 Independence
Urbana, IL 61802

Paul Tatman
2802 E. Slayback Road
Urbana, IL 61802

Urbana Township Board of Trustees

and

Don Flessner
Urbana Township Supervisor
2312 E. Perkins Road
Urbana, IL 61802

and

Jim Prather
Urbana Township Commissioner of Highways
2312 E. Perkins Road
Urbana, IL 61802

and

Thomas E. Harnsberger
2104 E. Barnes
Urbana, IL 61802

Barney Bryson
2102 E. Barnes
Urbana, IL 61802

Robert Venable
1912 Kenneth Street
Urbana, IL 61802

Trustees of Carroll Fire Protection District

You and each of you are hereby notified, pursuant to the provisions of Section 5/7-1-1 of the Illinois Municipal Code, as amended (65 ILCS 5/7-1-1), that the Council of the City of Urbana, Illinois, will consider passage of an Ordinance annexing the following described territory to the City of Urbana:

A 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, described as follows:

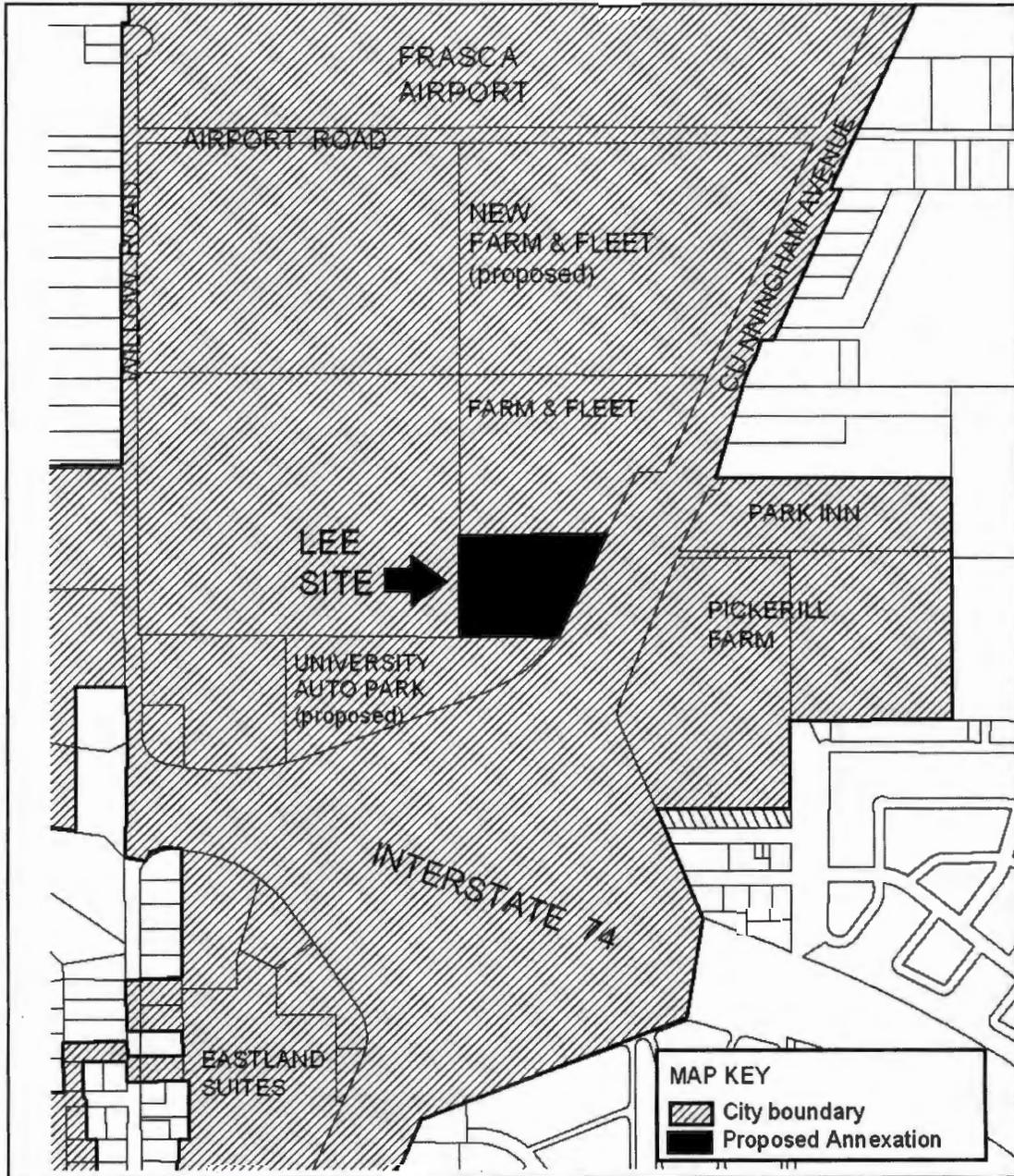
Beginning at the Northwest Corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, and running thence North 403.8 feet to a stake, thence East 578.18 feet to the West line of U.S. Route 45, thence Southwest along the said West line of said right-of-way 448.28 feet to the North line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 4, thence West 338.50 feet along said North line to the place of beginning, in Champaign County, Illinois.

Containing 4.57 acres, more or less, all situated in Champaign County, Illinois.

commonly known for reference as 2401 N. Cunningham Avenue, Urbana, Illinois, and further referenced as Champaign County permanent parcel number 30-21-04-100-006. Said territory lies within the boundaries of Carroll Fire Protection District and the Urbana Township, and is contiguous to the City of Urbana, Illinois.

Notice is further given that the Council of the City of Urbana will consider an Ordinance annexing the above-described territory to the City at its regular meeting August 6, 2001 at 7:30 p.m. in the Council Chambers of the City Building located at 400 South Vine Street, Urbana, Illinois.

Phyllis D. Clark
City Clerk *by Deborah J. Robert*
City of Urbana, Illinois *Deputy Clerk*



Proposed Annexations to City of Urbana

Lee Commercial Site / 2401 N. Cunningham Avenue

prepared July 18, 2001 by RAB - Community Development Services



2001-07-081

FILED

2001 JUN 12 PM 3:34

**Petition for Annexation
to
THE CITY COUNCIL OF THE CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS**

PHYLLIS D. CLARK
URBANA CITY CLERK

The Petitioners, Vivian Lee, as Executor of the Harlan Lee Estate, and Joseph D. O'Brien, Jr., as Manager of Interchange Properties, LLC, respectfully state under oath:

1. Vivian Lee, as Executor of the Harlan Lee Estate, is the sole owner of record and Joseph D. O'Brien, Jr., as Manager of Interchange Properties, LLC is the contract buyer of the following legally described land (hereinafter sometimes referred to as the Tract), except any public right-of-way property to wit:

A 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, described as follows:

Beginning at the Northwest Corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, and running thence North 403.8 feet to a stake, thence East 578.18 feet to the West line of U.S. Route 45, thence Southwest along the said West line of said right-of-way 448.28 feet to the North line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 4, thence West 338.50 feet along said North line to the place of beginning, in Champaign County, Illinois.

P.I.N. 30-21-04-100-006 containing, more or less.

Containing 4.57 acres, more or less, all situated in Champaign County, Illinois

Commonly known as 2401 N. Cunningham Avenue and also identified as Parcel Index Number 30-21-04-100-006.

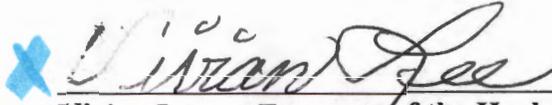
2. Said territory is not situated within the corporate limits of any municipality, but is contiguous to the City of Urbana, Illinois.

3. That no electors reside on the above-described territory to be annexed.

PETITIONER RESPECTFULLY REQUESTS:

1. That said Tract described above herein be annexed to the City of Urbana, Illinois pursuant to Section 5/7-1-8 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/7-1-8).

PETITIONERS:


Vivian Lee, as Executor of the Harlan Lee Estate

Dated this 6 day of June, 2001

Subscribed and sworn to before me this

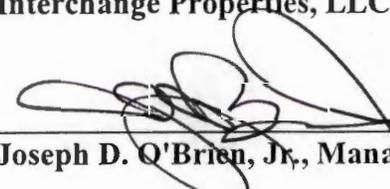
6 day of June, 2001


NOTARY PUBLIC



My commission expires: 4-9-05

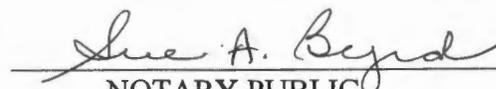
Interchange Properties, LLC

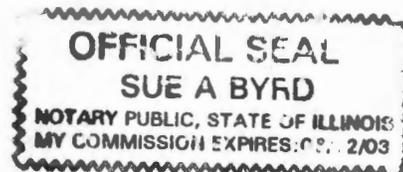

Joseph D. O'Brien, Jr., Manager

Dated this 3 day of May, 2001

Subscribed and sworn to before me this

3 day of May, 2001


NOTARY PUBLIC



My commission expires: 8-12-03