



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, Community Development Director

DATE: March 19, 2003

SUBJECT: **Addition of Territory to the Urbana Enterprise Zone
Snyder Commercial Site/2210 North Willow Road**

Introduction

City staff has submitted on behalf of Jack O. Snyder, owner of the territory in question, the attached draft application to amend the Enterprise Zone boundary to add his property located at 2210 N. Willow Road. The site is 1.0 +/- acres in size and is currently zoned for B-3 General Business use. A map is attached showing the location of the site.

Background

In 2001, Mr. Snyder petitioned for annexation into the City of Urbana with the provision that his property be rezoned for B-3 General Business use, making it more compatible with the zoning and use of surrounding properties, and upon annexation, that the city submit an application to add the tract to the Urbana Enterprise Zone. The property was annexed with said zoning designation on February 8, 2002. The property was previously zoned for agricultural use under County zoning prior to annexation. The property has been vacant for several years, but is in an area that has recently and will soon be receiving substantial investment, in part based on the economic incentives that would be available for projects in the Enterprise Zone. Had the property been part of the City, it is reasonable to expect that it would have been included as part of the original Enterprise Zone. Because the project site is not in the Enterprise Zone, but is adjacent, staff is recommending the property be added to the Zone.

A public hearing to review the company's proposal was conducted on Tuesday, March 18, 2003 at 3:30 p.m. in the Urbana Civic Center. Minutes from that public hearing are attached.

Economic Impact

It is hoped that the pending development of a major auto dealership and the recently completed 117,000 sq. ft. store will serve as catalysts for renewed private investment in the surrounding area. It is the intent of the City that adding territory in the area to the Enterprise Zone will further enhance the appeal of these properties and ultimately the viability of North Cunningham Avenue as a

commercial area.

Staff Recommendation

Staff recommends the Council approve the attached ordinance to add territory to the Urbana Enterprise Zone at its regular meeting scheduled for Monday, April 7, 2003. If the ordinance is approved, staff will complete the application for amendment to the Enterprise Zone for signature of the Mayor and will forward it to the State of Illinois Department of Commerce and Economic Opportunity for certification.

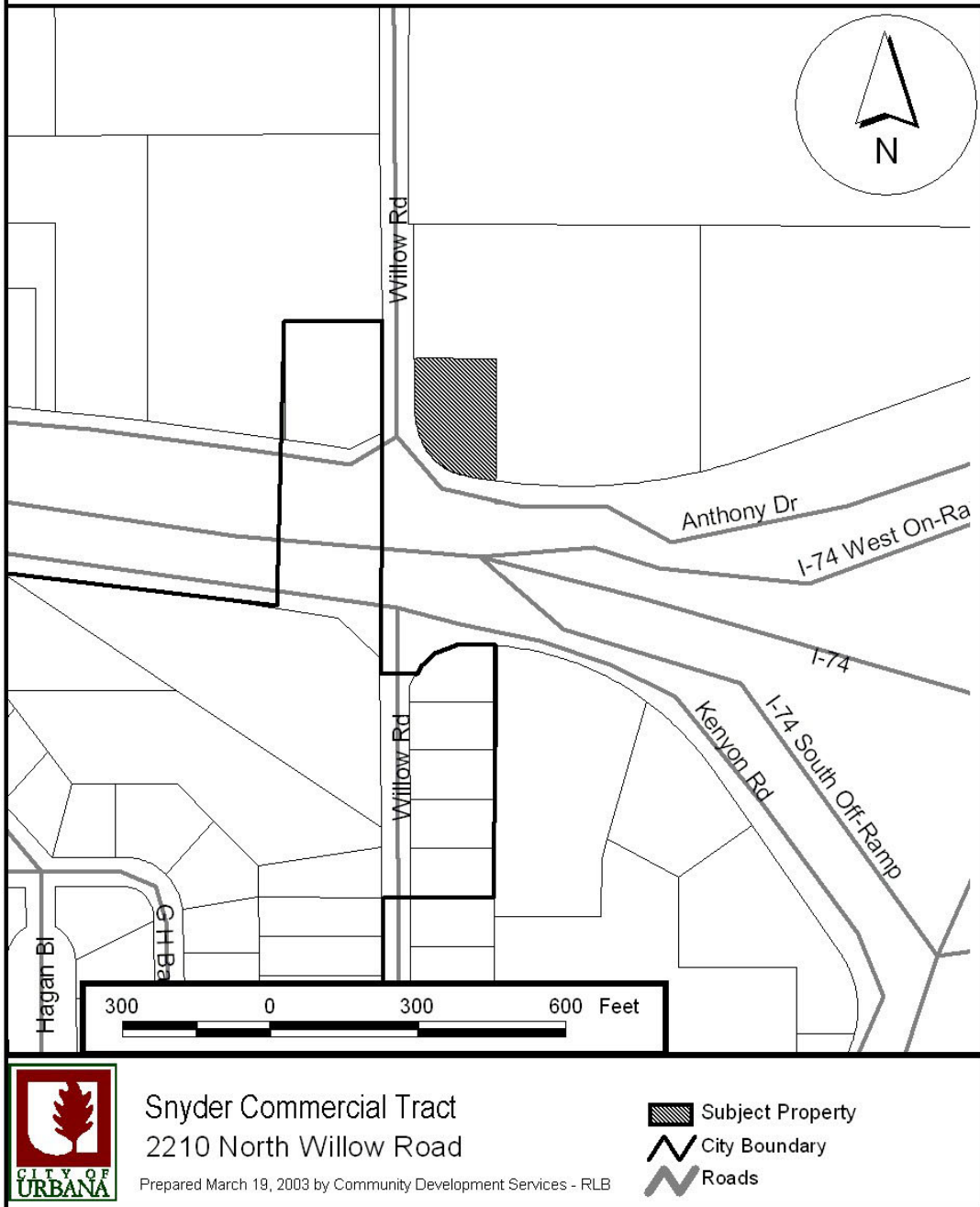
Prepared by: _____
Ryan L. Brault
Redevelopment Specialist

Attachments:

Location Map
Ordinance
Public Hearing Minutes
EZ Application

c. Council Packets
Jack O. Snyder

Exhibit A: Location Map



Ordinance No. 2003-03-029

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

(Snyder Commercial Tract / 2210 N. Willow Road)

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 (now re-titled "Department of Commerce and Economic Opportunity") 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 Sunday, March 9, 2003 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, March 18, 2003 at 3:30 p.m.; and

WHEREAS, on Tuesday, March 18, 2003 the City duly conducted a public hearing at 3:30 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 _____ day of _____, _____, A.D.

PASSED by the City Council this ____ day of _____, _____.

AYES:

NAYS:

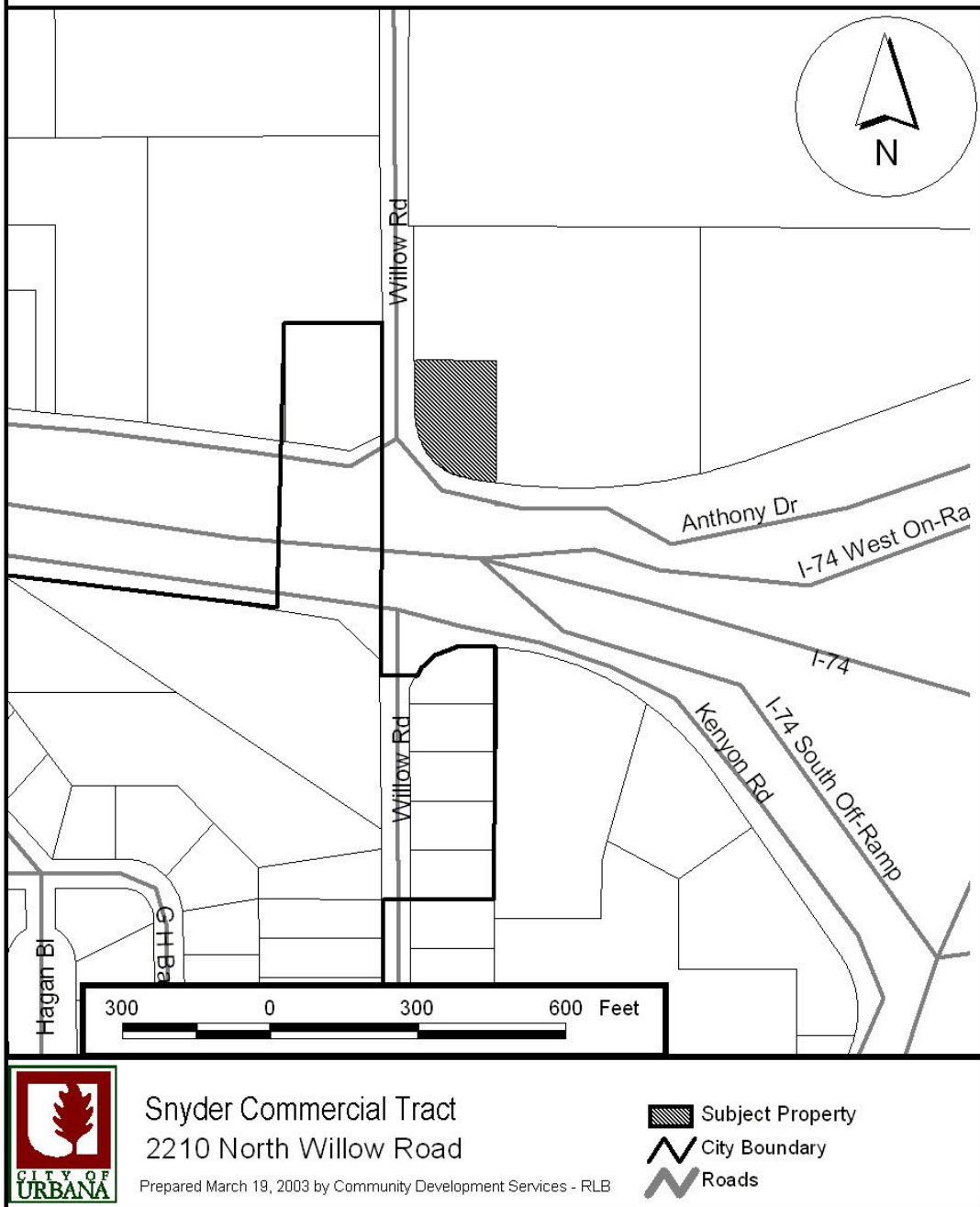
ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Tod Satterthwaite, Mayor

Exhibit B: Location Map



Legal Notice

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT the City of Urbana will conduct a public hearing on Tuesday, March 18, 2003 at 3:30 p.m. at the Urbana Civic Center, 108 E. Water Street, Urbana, Illinois, on the question of whether to alter the boundaries of the certified Enterprise Zone as originally designated by Ordinance No. 8485-38, and as subsequently amended from time to time, by adding certain other territory thereto.

The area proposed to be added to the certified Enterprise Zone includes a 1.0-acre parcel of land, which is contiguous to the Enterprise Zone and located at 2210 North Willow Road at the northeast corner of Willow Road and Anthony Drive, just north of Interstate 74, being more particularly described as follows:

Beginning at a point on the West line of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, which is 2,256.41 feet South of the Northwest corner thereof; thence East 208.00 feet; thence South 248.36 feet more or less to the intersection with the Northerly right of way line of FAI 74; thence Westerly along said right of way line along a curve to the right whose radius is 1,090 feet, 37.84 feet to the Point of Curvature of said curve; thence North 78° 05' West, 48.70 feet to the point of tangency of another curve to the right whose radius is 130.00 feet; thence along said curve to the right, 179.10 feet; thence West 17.15 feet to the West line of said Section 4; thence North along said West line 105.05 feet to the point of beginning, situated in Champaign County, Illinois.

Being the same tract described on a Deed recorded March 9, 1990 in Book 1677 at Page 627 in the Office of the Recorder of Deeds, Champaign County, Illinois.

This proposed amendment to the Enterprise Zone boundary has been initiated by the City of Urbana in connection with planned commercial development of this site.

All interested citizens are invited to attend and to express their opinions, especially those persons owning property or residing in the certified Enterprise Zone and those parcels proposed to be added thereto. Persons unable to attend the hearing and wishing to comment may send written comments to:

Elizabeth H. Tyler, Director
Community Development Services Department
City of Urbana
400 S. Vine Street
P.O. Box 946
Urbana, IL 61801-0946
Ph 384-2439

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2439 or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466 or TDY at 384-2447.

**ENTERPRISE ZONE PUBLIC HEARING
Snyder Commercial Tract/2210 N. Willow Road
Urbana Civic Center
Tuesday, March 18, 2003
3:30 p.m.**

Attendees:

**Mayor Tod Satterthwaite, Hearing Officer
Elizabeth H. Tyler, Community Development Director
Kathy Larson, Enterprise Zone Administrator
Ryan Brault, Redevelopment Specialist**

Mayor Satterthwaite opened the public hearing 3:30 p.m. by reading the notice of public hearing and asking for public input (copy attached).

There was no public input.

Seeing no comment, Mayor Satterthwaite closed the public hearing.

**ILLINOIS ENTERPRISE ZONE PROGRAM
APPLICATION TO ADD TERRITORY**

OPTION 1

Complete "APPLICATION TO ADD TERRITORY - OPTION 1" if you intend to qualify the proposed addition as an area that provides an immediate (2 years or less) substantial utility or benefit to the established zone and/or its residents or businesses by: creating or retaining specific jobs; or removing or correcting an impediment to economic development which exists in the established zone, or, stimulating neighborhood residential or commercial revitalization.

PART A. LEGAL APPLICANT

Type of Application: Single Joint _____
(If joint application, provide information for each applicant.)

Name of Jurisdiction City of Urbana

Street/P.O. Box 400 S. Vine St. Zip Code 61801

City Urbana County Champaign

Chief Elected Official Mayor Tod Satterthwaite

Zone Administrator Kathy Larson Phone (217) 384-2319

Type of Applicant: City County _____

Name of Jurisdiction _____

Street/P.O. Box _____ Zip Code _____

City _____ County _____

Chief Elected Official _____

Zone Administrator _____ Phone () _____

Type of Applicant: City _____ County _____

Name of Jurisdiction _____

Street/P.O. Box _____ Zip Code _____

City _____ County _____

Chief Elected Official _____

Zone Administrator _____ Phone () _____

Type of Applicant: City _____ County _____

NOTE: Submit original plus two (2) copies. All attachments must be 8-1/2" x 11", excluding maps. The format of this application may be reproduced and completed in an expanded form provided the final application is presented in bound form or loose leaf notebook. All pages must be numbered in sequence and attachments labeled.

PART B. DESCRIPTIVE INFORMATION

1. Total area of the existing enterprise zone: 2.425 square miles
- 2 Area of the proposed addition: Acres 1.000 Square Miles 0.002
- 3 Population of the proposed addition: 0
- 4 Is the proposed addition contiguous with the enterprise zone:
Yes X No

PART C. PURPOSE OF AMENDMENT

Explain why the amendment is being requested.

On February 8, 2002 the City of Urbana entered into an annexation agreement with Mr. Jack Snyder, owner of the property located at 2210 N. Willow Rd. A key part of the agreement included an obligation by the City to submit an application to request that the tract be added to the Urbana Enterprise Zone upon annexation of the said tract . The agreement involved the rezoning of the tract to B-3 General Business from its previous designation as AG-2 under County zoning. It was recognized that there was an overall lack of properties zoned for general business use in this general location. Now that the real estate transactions are completed and the territory annexed, the City can reasonably demonstrate the fact that this territory is eligible to be included within the Enterprise Zone.

PART D. ELIGIBILITY CRITERION

1. Describe and document the specific development commitment(s) that will occur within the two year period following the proposed boundary change. Such information must include: project scope; estimated cost of the project; timeline for completing project milestones; project start and completion dates; construction plans or schematics; construction permit data; and, evidence of financial commitment from financial institutions and/or local, state or federal government. Indicate the name of the business, the product or service provided and current employment. Project documentation is to be provided or certified by the business(es) involved.

While there are no development plans slated for the property at this time, we are speculating that inclusion into the Enterprise Zone might make this property a more desirable investment for businesses looking to locate in this area.

2. Describe how, and the extent to which, the above described project impacts at least one of the following:
 - a. job creation or retention;
 - b. removal or correction of an impediment to economic development that exists in the established zone (describe the obstacle to economic activity and indicate the cause, nature, extent and how the obstacle is impacting economic development); or,
 - c. stimulation of neighborhood residential or commercial revitalization.

Correction of Impediment to Economic Development & Commercial Revitalization

Although the area is close to the intersection of a major interstate this older commercial area has experienced decline including the closure of several highway oriented businesses such as restaurants and gas stations. Most of this commercial area north of Interstate 74 was not in the city limits until the 1990s. Vacant land and older underutilized buildings with undesirable land uses dominated much of this interchange, including a garbage hauling enterprise on what could be considered the most prominent and visible commercial parcel. It is hoped that economic growth in the area will be stimulated with the pending development of a major auto dealership and the existence of a relocated and expanded 117,000 sq. ft. big-box general retailer that has recently been completed. It is hoped that the addition of property zoned for general business and industrial uses in combination with the incentive of being part of an enterprise zone will create an opportunity for the area to prosper.

PART E. DEVELOPMENT GOALS AND OBJECTIVES

Describe how the proposed boundary change meets specific objectives of the local enterprise zone program and plan.

The proposed Enterprise Zone boundary expansion would assist the City in meeting the following development goals as identified in the Urbana Enterprise Zone Plan submitted to the Illinois Department of Commerce and Community Affairs in December 1984:

- 1. To attract and retain private sector investment in the Urbana Enterprise Zone that directly benefits the residents therein in a manner which will increase and diversify the economic base of the City of Urbana.*
- 2. To create employment opportunities and develop ways and means to retain jobs within the Urbana Enterprise Zone.*
- 3. To achieve a pro-active stance towards economic development within the Enterprise Zone that will be viewed in a positive manner by investment decision makers.*

By approving this application to add territory to the Urbana Enterprise Zone, DCEO would enable the City to meet the three above stated objectives. These objectives when achieved, create the necessary economic opportunities that its citizens desire and, in turn, makes Urbana a more viable and livable city.

It is important to note here that this land was not in the city limits in 1985 when the Zone was established, but very likely would have been included under original application eligibility criteria.

PART F. COMMUNITY SUPPORT

Describe the input, assistance, resources and commitments which public and private sector entities provided in the development of this application or will provide in the implementation of the plan. Letters from individuals, business, labor, community or other groups in support of this application may be attached. However, letters of commitment in support of activities (e.g., technical assistance, financial assistance, business management information, jobs, job training and other appropriate types of assistance or actions) which will help to accomplish the objectives of the proposed addition are of greater significance.

The City of Urbana is dedicated to helping the area in which the subject is located improve through continued actions that the City believes will make the area more desirable for businesses and investors. The Cunningham Area Corridor Redevelopment Plan outlines many of the actions the city has taken and will take in achieving this goal. The City has established a TIF district in the area, has extended the Enterprise Zone, has invested over \$3 million in capital improvements to improve access and improve safety, and has made numerous real estate transactions to attract more desirable uses to the North Cunningham area. The City annexed the property at 2210 N. Willow Road to fill a need for more commercial property north of Interstate 74 in order to attract serious investment in what is a highly visible property.

PART G. APPLICANT CERTIFICATION

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant.

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

City of Urbana
Designating Unit of Government

Chief Elected Official or Designee

Date

Mayor
Title

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

Designating Unit of Government

Chief Elected Official or Designee

Date

Title

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

Designating Unit of Government

Chief Elected Official or Designee

Date

Title

ANNEXATION AGREEMENT

THIS Agreement, made and entered into by and between the City of Urbana, Illinois, (herein after sometimes referred to collectively as the "Corporate Authorities" or the "City") and Jack Snyder (hereinafter referred to as the "Owner"). The effective date of this Agreement shall be as provided in Article III, Section 6.

WITNESSETH:

WHEREAS, this Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1 et seq. of the Illinois Municipal Code (65 ILCS 5/11-15.1-1); and

WHEREAS, Jack O. Snyder is the Owner of record of a certain approximately 1.00 acre parcel of real estate located at 2210 North Willow Road, and having permanent index number 30-21-04-100-004, the legal description of which real estate is set forth Exhibit A attached hereto and referenced herein as the "tract".

WHEREAS, the attached map, labeled Exhibit B, is a true and accurate representation of the tract to be annexed to the City of Urbana under the provisions of this agreement.

WHEREAS, said Owner finds that in order to best utilize the Owner's property, it is desirous to annex the tract to the City of Urbana pursuant to, and as provided for in this Annexation Agreement; and

WHEREAS, the tract is currently zoned AG-2, Agriculture in Champaign County and the City and the Owner find it necessary and desirable that the tract be annexed to the City with a zoning classification of B-3, General Business, under the terms and provisions of the Urbana Zoning Ordinance in effect upon the date of annexation, as amended, and subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the Corporate Authorities find annexing said tract as described herein as City B-3, General Business, reflects the goals, objectives and policies set forth in the 1982 Urbana Comprehensive Plan, as amended from time to time; and

WHEREAS, such annexation will ensure that the City of Urbana will receive real estate taxes and other revenues and will enable the City to continue to enhance its tax base; and

WHEREAS, the Owner desires to have the aforementioned real estate annexed to the City of Urbana upon certain terms and conditions hereinafter set forth in this Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL

PROMISES SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

ARTICLE I. REPRESENTATIONS AND OBLIGATIONS OF THE OWNER

The Owner agrees to the following provisions:

Section 1. Annexation: The Owner represents that he is the sole record Owner of the tract described in Exhibit A and the Owner acknowledges that immediately after the City Council's approval of this Agreement, the City shall act on the signed annexation petition, labeled Exhibit C, to cause said tract to be annexed to the City of Urbana.

The Owner further agrees that this Annexation Agreement shall be included in any sales contract for the sale of any portion of the subject tract. If the subject tract is to be platted for subdivision, the Owner agrees that the substance of these provisions regarding annexation shall be included in the subdivision covenants and such will constitute a covenant running with the land.

Section 2. Zoning Classification: The Owner agrees to accept the City of Urbana zoning classification of B-3, General Business, as provided for in Section IV-5 of the Urbana Zoning Ordinance. The Owner further agrees to abide by all applicable development regulations existing at the time of annexation.

Section 3. Disconnection: The Owner agrees and hereby stipulates that the Owner shall not take any action to disconnect the tract from the City once it is annexed during the 20-year term of this agreement.

ARTICLE II. REPRESENTATIONS AND OBLIGATIONS OF THE CORPORATE AUTHORITIES

The Corporate Authorities agree to the following provisions:

Section 1. Annexation: The Corporate Authorities agree to act immediately to annex said tract subject to the terms and conditions outlined in this Agreement by enacting such ordinances as may be necessary and sufficient to legally and validly annex said tract to the City.

Section 2. Zoning Classification: The Corporate Authorities agree that the tracts will be zoned B3, General Business in accordance with Article IV, Section IV-5 of the Urbana Zoning Ordinance upon annexation and as defined in the City of Urbana Zoning Ordinance as such exists at the time of annexation of tract. The Corporate Authorities agree that all applicable development regulations will apply to said tract, except as otherwise provided herein.

Section 3. Tax Increment Financing District: Upon annexation, the City agrees to include the tract within the proposed tax increment financing district number 4 (a.k.a. North Urbana

Redevelopment Plan) if it qualifies as a part of said district and said district is approved by the City of Urbana and the State of Illinois.

Section 4. Enterprise Zone. The City will submit application to the State of Illinois to request the subject tract to be added to Urbana Enterprise Zone pursuant to the Illinois Enterprise Zone Act (20 ILCS 655/1 et seq.) no later than 30 days after the effective date of this agreement, or the date all property is located within the City of Urbana, whichever is later.

ARTICLE III: GENERAL PROVISIONS

Section 1. Term of this Agreement: This Agreement shall be binding upon the parties hereto, and their respective successors and assigns, for a full term of twenty (20) years commencing as of the effective date of this Agreement as provided by the Illinois State Statutes, unless other provisions of this Agreement specifically apply a different term. To the extent permitted thereby, it is agreed that, in the event the annexation of subject tract under the terms and conditions of this Agreement is challenged in any court proceeding, the period of time during which such litigation is pending shall not be included in calculating said twenty-year term.

If this Agreement imposes any obligation, restraint, or burden (hereinafter called collectively "obligation") on the Owner, his successors or assigns, which obligation extends beyond the termination date of this Agreement, such obligation may be released by the Urbana City Council enacting an Ordinance releasing such obligation by a majority vote of all Alderpersons then holding office and the recording of such Ordinance in the Champaign County Recorder's Office, Champaign County, Illinois.

Section 2. Covenant running with the land: The terms of this Agreement constitute a covenant running with the land for the life of this Agreement unless specific terms are expressly made binding beyond the life of this Agreement. Furthermore, the terms herein are hereby expressly made binding upon all heirs, grantees, lessees, executors, assigns and successors in interest of the Owner as to all or any part of the tract, and are further expressly made binding upon said City and the duly elected or appointed successors in office of its Corporate Authorities.

Section 3. Binding Agreement upon parties: The Corporate Authorities and Owner agree that neither party will take no action or omit to take action during the term of this Agreement which act or omission as applied to the tract would be a breach of this Agreement without first procuring a written amendment to this Agreement duly executed by both the Owner and the city.

Section 4. Enforcement: The Owner and Corporate Authorities agree and hereby stipulate that any party to this Agreement may, by civil action, mandamus, action for writ of injunction or other proceeding, enforce and compel performance of this Agreement or the non-defaulting party may declare this Agreement null and void in addition to other remedies available. Upon breach by the Owner, the City may refuse the issuance of any permits or other approvals or authorizations relating to development of the tract.

Section 5. Severability: If any provision of this Agreement is rendered invalid for any reason, such invalidation shall not render invalid other provisions of this Agreement which can be given effect even without the invalid provision.

Section 6. Effective Date: The Corporate Authorities and Owner intend that this Agreement shall be recorded in the Office of the Champaign County Recorder with any expenses for said recording to be paid by the Corporate Authorities. The effective date of this Agreement shall be the date it is recorded; or if not recorded for any reason, the effective date shall be the date the Mayor signs the agreement on behalf of the City.

Section 7. Notices: Notices under the terms of this Agreement shall be considered given when deposited in the U.S. Mail, postage prepaid, first class certified, or delivered personally to:

Owner:

Jack O. Snyder
204 North Prospect
Bloomington, Illinois 61704

with a copy to:

Mercer Turner
202 North Prospect, Ste. 202
Bloomington, IL 61704

City:

Bruce K. Walden
Chief Administrative Officer
City of Urbana
400 South Vine Street
Urbana, Illinois 61801

Any change of address to which said Notice shall be delivered shall be provided in writing to all parties of this Agreement.

IN WITNESS WHEREOF, the Corporate Authorities and Owner have hereunto set their hands and seals, and have caused this instrument to be signed by their duly authorized officials and the corporate seal affixed hereto, all on the day and year written below.

Corporate Authorities
City of Urbana:

Owner:

Tod Satterthwaite, Mayor

Jack O. Snyder

Date

Date

ATTEST:

ATTEST:

Phyllis D. Clark
City Clerk

Notary Public

Date

Date

Exhibits attached and made a part of this Agreement:

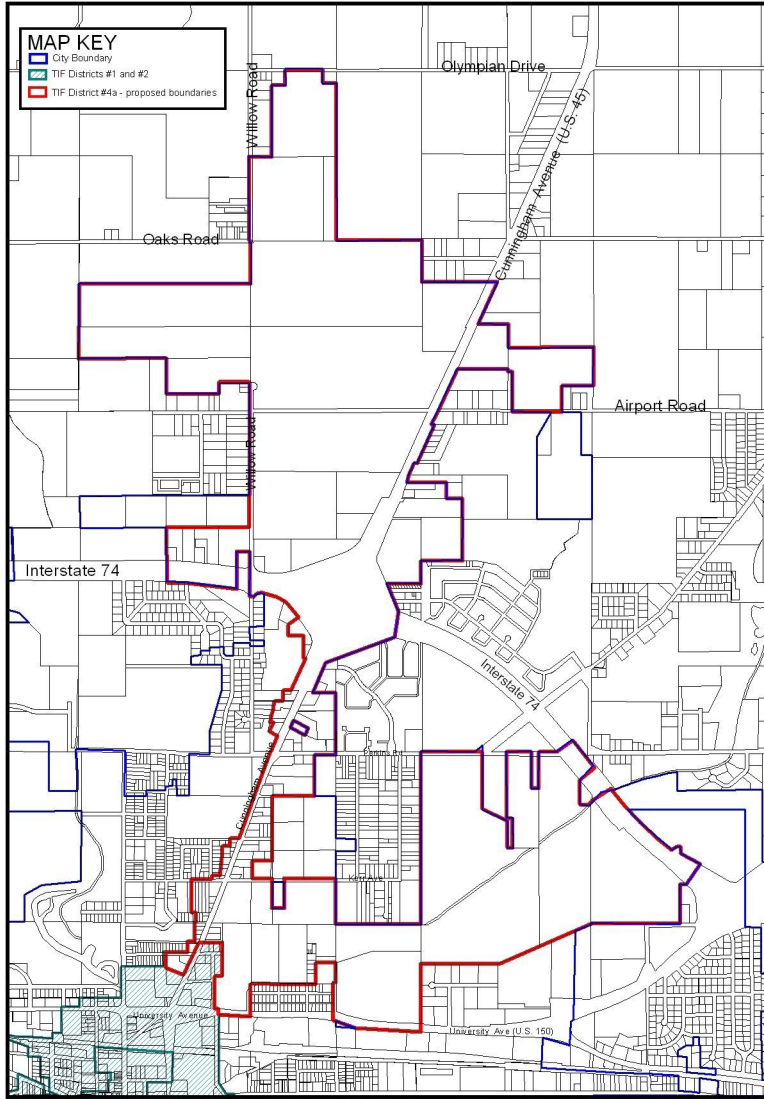
- Exhibit A: Legal Description
- Exhibit B: Location Map
- Exhibit C: Annexation Petition


Exhibit A

Legal Description of Tract

Beginning at a point on the West line of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian, which is 2,256.41 feet South of the Northwest corner thereof; thence East 208.00 feet; thence South 248.36 feet more or less to the intersection with the Northerly right of way line of FAI 74; thence Westerly along said right of way line along a curve to the right whose radius is 1,090 feet, 37.84 feet to the Point of Curvature of said curve; thence North $78^{\circ} 05'$ West, 48.70 feet to the point of tangency of another curve to the right whose radius is 130.00 feet; thence along said curve to the right, 179.10 feet; thence West 17.15 feet to the West line of said Section 4; thence North along said West line 105.05 feet to the point of beginning, situated in Champaign County, Illinois.

Being the same tract described on a Deed recorded March 9, 1990 in Book 1677 at Page 627 in the Office of the Recorder of Deeds, Champaign County, Illinois.




Cunningham Avenue Corridor Redevelopment Plan
Figure 5. Redevelopment Project Area Parcel / Boundary Map
 revised November 28, 2001 - RAB
 