



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning and Economic Development Division*

m e m o r a n d u m

**TO:** Bruce Walden, Chief Administrative Officer

**FROM:** Reed A. Berger, AICP, Economic Development Coordinator

**DATE:** July 18, 2001

**SUBJECT:** **Annexation of Lee Commercial Site / 2401 N. Cunningham Avenue**

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**Introduction**

Vivian Lee, as Executor of the Harlan Lee Estate, and Joseph D. O'Brien, Jr., as Manager of Interchange Properties, LLC have submitted a petition to annex a 4.57 acre parcel of land located at 2401 N. Cunningham Avenue in anticipation of the proposed relocation and development of University Auto Park.

**Background**

Mr. O'Brien is in the process of purchasing the Lee site in order to assemble all the properties necessary to build his new automobile sales center during the next two years.

**Issues and discussion**

The issues related to the proposed development was considered as a part of the development agreement approved earlier this year. Annexation of the Lee site is necessary to permit development plans to remain on schedule.

**Recommendation**

Staff recommends that Committee of the Whole forward the attached "Ordinance Annexing Certain Territory to the City of Urbana" to the regular City Council meeting scheduled for 7:30 pm Monday, August 6, 2001.

Prepared by: \_\_\_\_\_  
Reed Berger, Economic Development Coordinator

c: Mayor Satterthwaite and City Council Members  
City Department Heads  
Petitioner

**ORDINANCE NO. 2001-07-081**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA**

**(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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 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.

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 \_\_\_\_ day of \_\_\_\_\_, 2001, A.D.

PASSED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2001.

AYES:

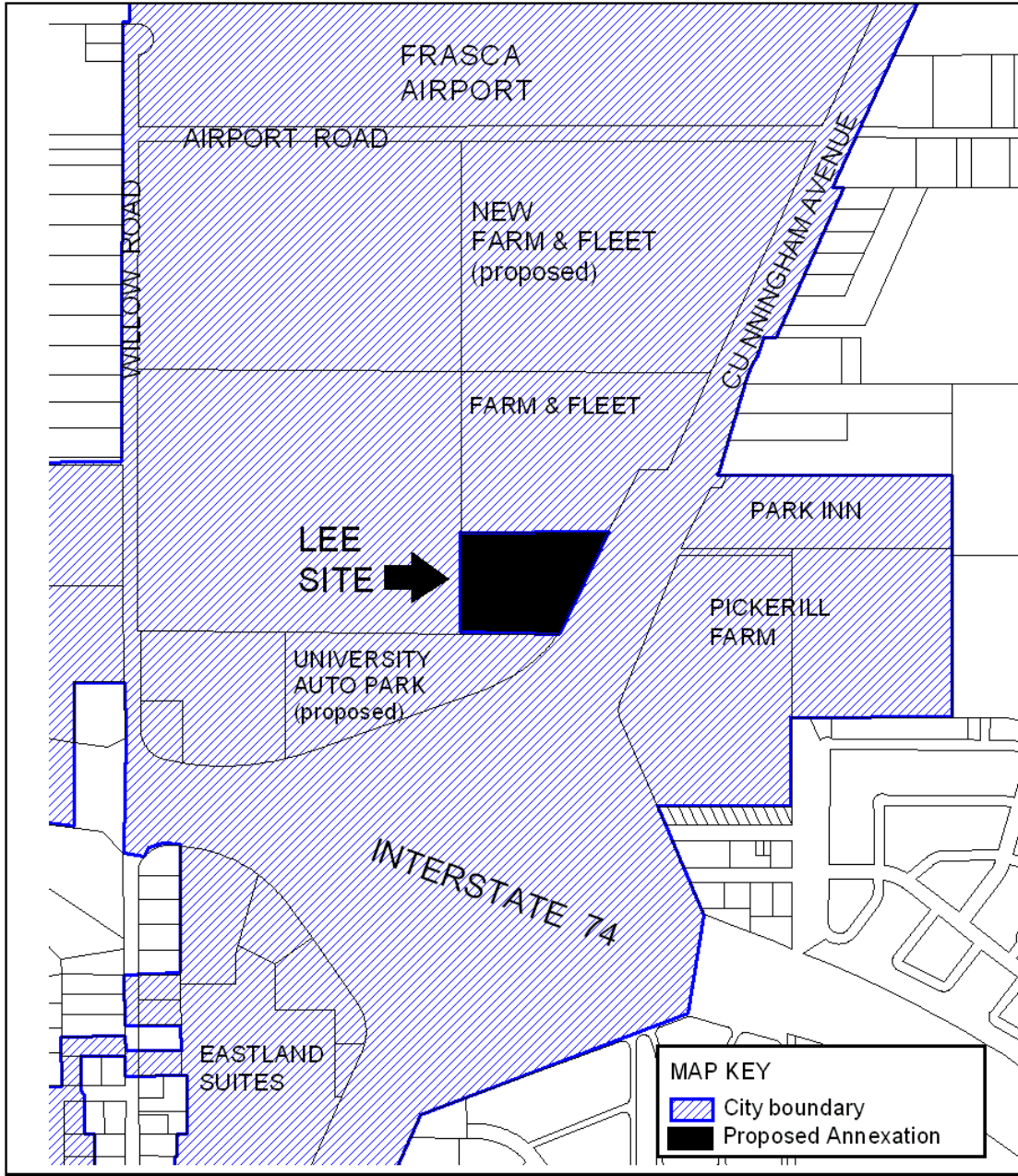
NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Tod Satterthwaite, Mayor



# Proposed Annexations to City of Urbana

## Lee Commercial Site / 2401 N. Cunningham Avenue

prepared July 18, 2001 by RAB - Community Development Services

