

## NOTICE OF REGULAR MEETING

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### URBANA PLAN COMMISSION

**DATE:** THURSDAY, JULY 22, 2004  
**TIME:** 7:30 P. M.  
**PLACE:** URBANA CITY BUILDING  
400 SOUTH VINE STREET  
URBANA, IL 61801

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### AGENDA

1. **CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM**
2. **CHANGES TO THE AGENDA**
3. **APPROVAL OF MINUTES**

Minutes from July 8, 2004

4. **COMMUNICATIONS**
5. **CONTINUED PUBLIC HEARINGS**
6. **OLD BUSINESS**

Annual Review of By-Laws

7. **NEW PUBLIC HEARINGS**

Plan Case No. 1868-M-04: A request by Hills for College, LLC for a rezoning of 1801 North Lincoln Avenue from the B-3, General Business Zoning District to the R-4, Medium Density Multi-Family Residential Zoning District.  
*(Packet Information will be hand delivered.)*

Plan Case No. 1868-SU-04: A request by Hills for College, LLC for a special use permit for 1801 North Lincoln Avenue to allow a residential Planned Unit Development.  
*(Packet Information will be hand delivered.)*

Plan Case No. 1901-M-04: A Request by Frederick Enterprises, Inc. for a rezoning of 505 South Urbana Avenue from the R-3, Single and Two-Family Residential Zoning District to the R-4, Medium Density Multi-Family Residential Zoning District.

**8. NEW BUSINESS**

Discussion of the Downtown Tax Increment Finance (TIF) District #1 Plan Amendment

**9. AUDIENCE PARTICIPATION**

**10. STAFF REPORT**

**11. STUDY SESSION**

**12. ADJOURNMENT**