

NOTICE OF REGULAR MEETING



URBANA PLAN COMMISSION

DATE: Thursday, July 6, 2006
TIME: 7:30 P. M.
PLACE: City Council Chambers
Urbana City Building
400 South Vine Street
Urbana, Illinois 61801

AGENDA

1. **CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM**
2. **CHANGES TO THE AGENDA**
3. **APPROVAL OF MINUTES**
Minutes from the June 22, 2006 meeting
4. **COMMUNICATIONS**
5. **CONTINUED PUBLIC HEARINGS**
6. **OLD BUSINESS**
7. **NEW PUBLIC HEARINGS**

Plan Case No. 2005-A-10 – Annexation Agreement between the City of Urbana, Gregory Reynolds, and Denise Reidy for an approximately 1.80-acre tract of property located at 1714 East Airport Road.

Plan Case No. 1903-M-04 – A request by Gregory Reynolds and Denise Reidy to rezone a 0.96-acre tract of property at 1714 East Airport Road from Champaign County AG-2, Agriculture Zoning District, to City R-2, Single-Family Residential Zoning District, upon annexation.

Plan Case No. 2006-A-07 – Annexation Agreement between the City of Urbana and Matthew Varble for an approximately 0.15-acre tract of property at 306 East Thompson Street.

Plan Case No. 2004-M-06 – A request by Matthew Varble to rezone an approximately 0.15-acre tract of property at 306 East Thompson Street from Champaign County R-2, Single-Family Zoning District, to City R-5, Medium High Density Multiple-Family Residential Zoning District, upon annexation.

Plan Case 1998-M-06 – A request by The Atkins Group, LLC to rezone a part of the Stone Creek Commons office park development, generally located at the southeast corner of Windsor and Philo Roads, from R-4, Medium Density Multiple Family Residential Zoning District, to B-3, General Business District Zoning District.

Plan Case No. 2005-S-06 – A request by the Atkins Group, LLC for approval of a Preliminary and Final Plat of The Pines at Stone Creek Commons Subdivision generally located at the southeast corner of Windsor and Philo Roads in south Urbana.

Plan Case No. 2003-S-05 – A request by Five Points Realty, LLC for approval of a Preliminary and Final Plat of Gateway Subdivision located at the northwest corner of University and Cunningham Avenues.

Plan Case No. 2003-M-06 – A request by Five Points Realty, LLC for Gateway Shops at Five Points West to rezone part of 604 North Broadway Avenue from CRE, Conservation-Recreation-Education Zoning District, to B-3, General Business Zoning District.

Plan Case No. 2003-SU-06 – A request by Five Points Realty, LLC for a special use permit for Gateway Shops at Five Points West to allow a Shopping Center/ Planned Unit Development at 104 East University Avenue and 604 North Broadway Avenue in the B-3, General Business Zoning District.

Plan Case 1991-T-06 – A request by the Zoning Administrator for a text amendment to amend Article IX of the Urbana Zoning Ordinance with regard to signs allowed without a permit

8. **NEW BUSINESS**
9. **AUDIENCE PARTICIPATION**
10. **STAFF REPORT**
11. **STUDY SESSION**
12. **ADJOURNMENT**