

## NOTICE OF REGULAR MEETING

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### URBANA PLAN COMMISSION

**DATE:** Thursday, February 22, 2018  
**TIME:** 7:00 P.M.  
**PLACE:** City Council Chambers  
Urbana City Building  
400 South Vine Street  
Urbana, Illinois 61801

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### AGENDA

**Reminder for Commission Members:** Please be sure to turn on your microphones prior to speaking to allow the audience and home viewers to be able to hear your questions and discussions.

**1. CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM**

**2. CHANGES TO THE AGENDA**

**3. APPROVAL OF MINUTES**

Minutes from the February 8, 2018 regular Plan Commission meeting

**4. COMMUNICATIONS**

**5. CONTINUED PUBLIC HEARINGS**

**Plan Case No. 2328-SU-18** – A request by Frat Life, LLC, represented by its Manager and Sole Member Jonah Weisskopf, on behalf of The Church In Champaign, represented by two of its Directors, Kenneth Mooney and Nehemiah Tan, for a Special Use Permit to operate a Church at 713 West Ohio Street in the R-7, University Residential Zoning District.

**6. OLD BUSINESS**

**7. NEW PUBLIC HEARINGS**

**Plan Case No. 2337-CP-18** – A request by Retreat at Urbana, LLC to amend the 2005 Urbana Comprehensive Plan future land use designation for properties owned by Illinois-American Water Company and Tekton Group LLC Series Churchill at 601, 701, 703, 705 and 707 North Lincoln Avenue, 906, 908 and 910 West Church Street, AND 903, 905, 907 and 909 West Hill Street from Institutional and Community Business to Mixed Residential.

**Plan Case No. 2338-M-18** – A request by Retreat at Urbana, LLC to rezone 12 parcels totaling approximately 9.89 acres, owned by Illinois-American Water Company and Tekton

Group LLC Series Churchill, from IN-1, Light Industrial/Office, R-2, Single-Family Residential, and B-2, Neighborhood Business-Arterial zoning districts to R-5, Medium High Density Multiple-Family Residential zoning district at 601, 701, 703, 705 and 707 North Lincoln Avenue, 906, 908 and 910 West Church Street, AND 903, 905, 907 and 909 West Hill Street, Urbana, Illinois 61801.

**Plan Case No. 2333-M-18** – A request by the Champaign County Board to rezone approximately 13.82 acres from CRE, Conservation-Recreation-Education Zoning District, to R-4, Medium-Density Multiple-Family Residential Zoning District, located at 500 Art Bartell, Road, Urbana, IL, 61802.

**Plan Case No. 2329-M-18** – A request by the City of Urbana to rezone four parcels totaling approximately 2.28 acres from B-1, Neighborhood Business, R-6, High-Density Multiple Family Residential, and IN-1, Light Industrial/Office to B-4, Central Business located at 202, 206, and 212 West Green Street and 302 North Broadway Avenue, Urbana, Illinois 61801.

**8. NEW BUSINESS**

**Plan Case No. 2335-S-18** – A request by the Champaign County Board to waive the following requirements of the Urbana Subdivision and Land Development Code for the proposed Champaign County Nursing Home Subdivision, located at 500 Art Bartell Road: 21-36.A.2 – provide access to a public street; 21-37.A – install sidewalks; and 21.38.A – dedicate street right-of-way.

**9. AUDIENCE PARTICIPATION**

**10. STAFF REPORT**

**11. STUDY SESSION**

**12. ADJOURNMENT**

**NOTE:** Please note that the details of a request or application related to an agenda item may change during the public review process.