



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division
400 S. Vine
P.O. Box 946
Urbana, IL 61801
(217) 384-2439

November 7, 2003

NOTICE OF PUBLIC HEARING IN REGARD TO A PROPOSED REZONING AND ANNEXATION AGREEMENT

To Whom It May Concern::

Request to Rezone Property

A public hearing will be held by the Urbana Plan Commission on **Thursday, November 20, 2003 at 7:30 P.M.** in the Urbana City Council Chambers, at which time and place the Commission will consider a request by John Hingtgen and Virgil Naugle for a rezoning of a three acre tract of property on the south side of Colorado Avenue approximately 395 feet east of Philo Road (see map attached). The request is to annex and rezone the property from the Champaign County R-2, Single-Family Residential Zoning District to the City B-3, General Business Zoning District. The Urbana Zoning Ordinance defines the B-3, General Business Zoning Districts as follows:

*The **B-3 General Business District** is intended to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than B-4 Central Business, meeting the general business needs of the City.*

Proposed Annexation Agreement

At the meeting the Plan Commission will also consider an annexation agreement for the three-acre tract plus the additional 28 acres of property on the south side of Colorado Avenue directly east of the three-acre tract. There is no zoning change requested for the 28 acres. It is proposed to be annexed and directly converted to City R-2, Single-Family Residential Zoning. The annexation agreement outlines a proposal to develop a Residential Planned Unit Development (PUD) on the 28 acres consisting of a Senior Retirement Center, 38 residential condominiums and 26 single-family residential lots. The Urbana Plan Commission will discuss the annexation agreement proposal although the official public hearing for the annexation agreement will be held on **December 1, 2003** at 7:20 P.M. by the Urbana City Council.

You have been sent this notice because you are a nearby property owner. The Urbana Plan Commission welcomes your comments at the public hearing, or in writing if received prior to the hearing. If you have any specific questions about the request, please do not hesitate to contact me.

Sincerely,

Rob Kowalski, AICP
Planning Manager

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2440, or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466, or TTY 384-2360. If you have any questions concerning this request, please contact my office at (217) 384-2440.

OWNER	ADDR1	ADDR2	CITY	STATE	ZIP1
VENABLE<ROBERT		1912 KENNETH ST	URBANA	IL	61802
URBANA<PARK DIST	TIM BARTLETT	303 W UNIVERSITY	URBANA	IL	61801
TROXELL,JR.<JACK B		1904 ROBERT DRIVE	CHAMPAIGN	IL	61821
BURCH<JAMES		2404 N MATTIS	CHAMPAIGN	IL	61826
GOLLADAY<BETTY S		1407 S ANDERSON	URBANA	IL	61801
URBANA<MASONIC #157		14 BEL AIR COURT	CHAMPAIGN	IL	61820
NAUGLE<VIRGIL J		1900 S PHILO RD	URBANA	IL	61802
PAUL HINGTGEN		1900 S PHILO RD	URBANA	IL	61802
GRACE<UNITED METH CHURCH		2004 PHILO RD	URBANA	IL	61802
MORGAN<BARBARA & ZUKOSKI		2002 MORROW CT	URBANA	IL	61802
WEBSTER<MICHAEL & MARGARE		2001 MORROW CT	URBANA	IL	61802
SHARIF<MUHAMMAD		708 A CRESCENT DR	CHAMPAIGN	IL	61821
WIMMER<RAYMOND C.		2003 MORROW CT.	URBANA	IL	61802
THIES<JOHN & TERESA		2005 MORROW	URBANA	IL	61802
WEI<LUN SHIN TRUSTEE		2007 MORROW CT	URBANA	IL	61802
FREEHILL<RICHARD J & VELD		2008 MORROW CT	URBANA	IL	61802
PETRY<MORTON CYNTHIA		2009 MORROW CT	URBANA	IL	61802
WELCH<THOMAS & NANCY		2010 MORROW CT	URBANA	IL	61802
HOWELL<JOHN BARRY & MARY		2011 MORROW CT	URBANA	IL	61802
SCHLIPF<FRED & HILLARD D		1708 E MUMFORD DR	URBANA	IL	61802
LUDWINSKI<PENELOPE		1704 E MUMFORD DR	URBANA	IL	61802
OLSON<WILLIAM A		902 S LINCOLN #202	URBANA	IL	61801
WEBBER<CRAIG R TRUST	WEBBER CARL M	202 LINCOLN SQUARE	URBANA	IL	61801
WEBBER<CRAIG R TRUST	THIES RICHARD L	202 LINCOLN SQUARE	URBANA	IL	61801
GEE<CHAI & KYOUNG H. PARK		1709 MUMFORD DR	URBANA	IL	61802
FIELDS<ROGER A & TERRI T		1705 E MUMFORD	URBANA	IL	61803
THOMPSON<DON		PO BOX 3065	URBANA	IL	61803
BUI<BON & HA UT THI		1701 E MUMFORD DR	URBANA	IL	61802
LAWRENCE<ROSEMARIE M		2104 IKENBERRY CT	URBANA	IL	61802
ALLEMEN<LLOYD E		1605 E MUMFORD	URBANA	IL	61802
EURELL<THOMAS & JO ANN C		2103 IKENBERRY CT	URBANA	IL	61802
HO<DANG DAC		2106 IKENBERRY CT	URBANA	IL	61802
BENDER<RUSSELL & BARBARA		1604 EAGLE RIDGE RD	URBANA	IL	61802
SCHUETT<JAMES R		1603 EAGLE RIDGE RD	URBANA	IL	61802
AGGARWAL<NARINDAR & INDRA		1606 EAGLE RIDGE RD	URBANA	IL	61802
WILLIAMS<ROBERT B		1605 EAGLE RIDGE	URBANA	IL	61802

HUDSON<ROBERT & MARILYN	1702 EAGLE RIDGE	URBANA	IL	61802
MILLER<DENNIS G	1706 EAGLE RIDGE RD	URBANA	IL	61802
JOHNSON<SCOTT & JEAN	1708 EAGLE RIDGE RD	URBANA	IL	61802
LUCAS<PAUL B & APRIL L	1607 BECKMAN CT	URBANA	IL	61802
WEAVER<RUTH & JOHN	1701 EAGLE RIDGE RD	URBANA	IL	61802
STRANG<PHILIP	1703 EAGLE RIDGE RD	URBANA	IL	61802
BLACK<EDGAR & RITA	1609 BECKMAN CT	URBANA	IL	61802
GEBAUER<JUDITH H	1707 EAGLE RIDGE	URBANA	IL	61802
STEPHENS<TIMOTHY	1709 EAGLE RIDGE RD	URBANA	IL	61802
TAMIMIE<HARITH	1613 BECKMAN CT	URBANA	IL	61802
ZHOW<LIMEI & WANG JING	1611 BECKMAN CT	URBANA	IL	61802
WASHBURN<HARRY H	PO BOX 1771	CHAMPAIGN	IL	61820
ST<MATTHEWS EVANG	2200 S PHILO RD	URBANA	IL	61802
HITCHINS<JAMES L	1608 S MITCHELL DR	MAHOMET	IL	61853
WASHBURN<HARRY H	PO BOX 1771	CHAMPAIGN	IL	61820
QUISENBERRY<NANCY L	1713 E MUMFORD DR	URBANA	IL	61802
LAWRENCE<ROSEMARIE	2104 IKENBERRY CT	URBANA	IL	61802
RUCKER<CAROLYN TRUSTEE	2109 MEADOWLARK CT	URBANA	IL	61802
BOODRAM<RAMLAKHAN	2111 MEADOWLARK CT	URBANA	IL	61802
SARWATE<DILIP & SANDHYA	2203 BOUDREAU CR	URBANA	IL	61802
TAMMEN<ALAN J	2027 S FALCON CT	URBANA	IL	61802
COOK<DAVID A & LISA B	104 W BYRON	SIDNEY	IL	61877
WHITE<WILMA	2024 FALCON CT	URBANA	IL	61802
DOMIER<LESLIE L & JANE E	2032 S FALCON CT	URBANA	IL	61802
LUBITZA NENADOV	2004A EAGLE RIDGE CT	URBANA	IL	61802
ROGER AND NELDA CONRAD	2004B EAGLE RIDGE CT	URBANA	IL	61802
JILL VAN VOORST	2004C EAGLE RIDGE CT	URBANA	IL	61802
CATHY RUTLEDGE	2004D EAGLE RIDGE CT	URBANA	IL	61802
CAMILLA MORTON	2002A EAGLE RIDGE CT	URBANA	IL	61802
JOHN COMER	2002B EAGLE RIDGE CT	URBANA	IL	61802
SALLY CLARK	2002C EAGLE RIDGE CT	URBANA	IL	61802
WILLIAM AND EVELYN PARKS	2002D EAGLE RIDGE CT	URBANA	IL	61802
WANDA ADAMS	2001A EAGLE RIDGE CT	URBANA	IL	61802
IRENE KINK	2001B EAGLE RIDGE CT	URBANA	IL	61802
BETTY BALDAROTTA	2001C EAGLE RIDGE CT	URBANA	IL	61802
MARY JANE NEWMAN	2001D EAGLE RIDGE CT	URBANA	IL	61802
BETTY MCCLURG	2003A EAGLE RIDGE CT	URBANA	IL	61802

ROY AND MARGERY KELLER		2003B EAGLE RIDGE CT	URBANA	IL	61802
NORMA PETERS		2003C EAGLE RIDGE CT	URBANA	IL	61802
ROBERT AND DANA HANNAH		2005A EAGLE RIDGE CT	URBANA	IL	61802
THERESA ZAPP		2005B EAGLE RIDGE CT	URBANA	IL	61802
LILLIAN FAUST		2005C EAGLE RIDGE CT	URBANA	IL	61802
STANLEY AND PAT PAUL		2005D EAGLE RIDGE CT	URBANA	IL	61802
BETTY LYON		2007A EAGLE RIDGE CT	URBANA	IL	61802
FRED AND BETTY WIRT		2007B EAGLE RIDGE CT	URBANA	IL	61802
KATHARINA AIKIN		2007C EAGLE RIDGE CT	URBANA	IL	61802
MYRON AND LOUISE STIPP		2009A EAGLE RIDGE CT	URBANA	IL	61802
MARGARET TSIANG		2009B EAGLE RIDGE CT	URBANA	IL	61802
ELANOR SLIFE		2011A EAGLE RIDGE CT	URBANA	IL	61802
MAX AND BETTY BRANDON		2011B EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2006A EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2006B EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2008A EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2008B EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2010A EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2010B EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2012A EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2012B EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2014A EAGLE RIDGE CT	URBANA	IL	61802
CURRENT RESIDENT		2014B EAGLE RIDGE CT	URBANA	IL	61802
PAUL TATMAN		2102 EAST SLAYBACK	URBANA	IL	61802
THE ATKINS GROUP	MIKE MARTIN	2805 SOUTH BOULDER DR	URBANA	IL	61802

NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING

November 6, 2003

7:00 PM

St. Matthew Lutheran Church
2200 S. Philo Road
(in the basement)

There will be a neighborhood meeting to discuss a proposed development on the tract of property commonly referred to as the "Golliday Tract". This property is located just north of the Eagle Ridge Subdivision. A proposal to annex and rezone the property to allow a mixture of residential uses (including senior housing, condominiums and single-family homes) will be coming up for a public hearing with the Urbana Plan Commission and City Council in late November / early December. Notice for those meetings will be forthcoming as well. This Neighborhood Meeting will be an opportunity to learn about the proposal and the process for consideration by the city. The developer and property owner will be presenting the proposed development plan and city staff will discuss the annexation and rezoning process.

For questions call Rob Kowalski, Planning Manager with the City of Urbana at 384-2440. E-mail: rgkowalski@city.urbana.il.us

We hope to see you there!



Community Development
Services Department
400 South Vine Street
Urbana, IL 61801

Phone: (217) 384-2440
Fax: (217) 384-2367