

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 17, 2004**
Time: **7:00 p.m.**
Place: **Meeting Room One**

Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.

Brookens Administrative Center

1776 E. Washington Street

If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

Case 439-AM-04 Petitioner: **Terry L. Reece and Denny A. Reece, d.b.a. BJ Interiors**

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to B-4, General Business.**

Location: **Lot 102 of the Locke-Lowman Subdivision and commonly known as the BJ Interiors business at 3808 West Springfield Ave, Champaign.**

Case 440-S-04 Petitioner: **Terry L. Reece and Denny A. Reece, d.b.a. BJ Interiors**

Request: **Authorize the establishment and use of multiple principal buildings and uses consisting of the following:**

- A. A Contractor's Facility with no outdoor storage nor outdoor operations and consisting of two buildings; and
- B. A building with individual rental commercial spaces

Location: **Lot 102 of the Locke-Lowman Subdivision and commonly known as the BJ Interiors business at 3808 West Springfield Ave, Champaign.**

6. New Public Hearings

Case 445-AM-04 Petitioner: **Crystal M. Hunt**

Request: **Amend the Zoning Map to allow for the development of 48 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **An approximate 76 acre tract of land located in the Southwest 1/4 of the Northwest 1/4 of Section 35 of Stanton Township and located in the northeast corner of the intersection of CR 1850N and CR 2200E and fronting on the north side of CR 1850N and the east side of CR 2200E.**

Case 446-V-04; and Case 447-V-04; and Case 448-V-04:

Petitioner: **David Ruzik**

(Case 446-V-04) Request: **Authorize the following variances on a property in the CR, Conservation Recreation Zoning District:**

- C. Authorize the construction and use of a dwelling on a lot that does not abut a public street right of way nor a private accessway but that is proposed to access the public street by means of an easement of access that is 16.5 feet wide; and
- D. Authorize the construction and use of a dwelling with a height of 65 feet instead of the maximum allowable height of 35 feet.

(Case 447-V-04) Request: **Authorize the construction and use of a dwelling on a proposed lot in the CR, Conservation Recreation Zoning District that does not abut a public street right of way nor a private accessway but that is proposed to access the public street by means of an easement of access that is 16.5 feet wide.**

(Case 448-V-04) Request: **Authorize the construction and use of a dwelling on a proposed lot in the CR, Conservation Recreation Zoning District that does not abut a public street right of way nor a private accessway but that is proposed to access the public street by means of an easement of access that is 16.5 feet wide.**

Location: **Each of the above cases is located on a separate five acre tract proposed to be**

created out of Lots 14 and 15 of the Subdivision of the O'Bryan Estate located in the North Half of the Northeast Quarter of the Southwest Quarter of Section 36 of Sadorus Township and commonly known as a tract of land located approximately one-quarter mile west of CR 575E and about one-half mile south of CR 100N.

7. Staff Report
8. Other Business
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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