

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: January 13, 2005
Time: 6:30 p.m.
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

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

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 459-AM-04 Petitioner: **Tim and Cindy Woodard and Chris Creek**

Request: **Amend the Zoning Map to allow for the development of 10 single family residential lots, (as amended on November 24, 2004) in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 40 acre tract of land in the Northeast 1/4 of the Northwest 1/4 of Section 36 of Newcomb Township and fronts on the south side of CR 2500 N and on the west side of CR 4400 E at the intersection of CR 2500 N and CR 550 E.**

Case 468-AM-04 Petitioner: **The Knox Family Trust One, U/A/D, 12/11/90, and Larry Knox, Trustee**

Request: **Amend the Zoning Map to allow for the development of 6 single family residences on 7 lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 10.45 acre tract of land located in the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 21 of East Bend Township and that fronts on the east side of both Greenwood Drive and CR 850E and the north side of CR 3200N and is located approximately one half mile west of the intersection of CR 3200N and CR 900E.**

6. New Public Hearings

Case 471-V-04 Petitioner: **David and Doris Bauer and Myron Salzman, d.b.a. Sangamon Builders**

Request: **Authorize the construction and use of an addition to a single family residence with a rear yard of 10'-0" instead of the minimum otherwise required rear yard of 20'-0" in the R-2, Single Family Residence Zoning District.**

Location: **Lot 2107 of the Western Hills 3rd Subdivision and is commonly known as 1612 Comanche Drive, Champaign.**

Case 472-V-04 Petitioner: **Bob and Donna Rae Brown, d.b.a. Road Ready Inc**

Request: **Authorize the placement and use of four wall mounted on-premises advertising signs instead of the maximum authorized three wall mounted on-premises advertising signs in the B-3 Highway Business Zoning District.**

Location: **Lot 2 of the Philip Warner Subdivision in Section 24 of Hensley Township that is commonly known as the Road Ready Inc. at 51 Leverett Road, Champaign.**

Case 475-AT-04 Petitioner: **Zoning Administrator**

Request: **Modify Paragraph 9.1.5(B) to reduce the power and duty of a Hearing Officer to the extent allowed by Illinois statute.**

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