

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **May 26, 2005**
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 (November 13, 2003)
5. Continued Public Hearings

Case 453-AM-04 Petitioner: **William and Peggy Campo**

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to B-1, Rural Trade Center (as amended on April 18, 2005).**

Location: **A .62 acre tract of land located in the N1/2 of the NW1/4 of the NE1/4 of the SW1/4 of Section 34 of Somer Township and located approximately one-half mile east of Illinois Route 45 on the south side of Oaks Road (CR 1900N) and known as the business located at 2305 East Oaks Road, Urbana.**

Case 480-V-04 Petitioner: **Marilyn Jeakins**

Request: **Authorize the following variances in the AG-1, Agriculture Zoning District:**
A. The use of a lot that averages 175 feet in width in lieu of the minimum required average lot width of 200 feet; and
B. The reconstruction of a nonconforming dwelling with the following variances in relation to U.S. Route 136 (a major street):
(1) a setback of 40 feet from the centerline of U.S. Route 136 instead of the required setback of 85 feet; and
(2) a front yard of zero feet instead of the minimum required front yard of 35 feet

Location: **a 1.272 acre tract of land in the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35 of Harwood Township, commonly known as the residence at 2222 CR 3000N, Gifford, Illinois.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
May 26, 2005
Page 2

6. New Public Hearings

Case 490-V-04 Petitioner: **Mark Thompson**

Request: **Authorize the separate use of a nonconforming five-acre lot with residence that is currently in common ownership with an adjacent flag lot that abuts a public street and that is proposed to be used separately from the flag lot and is proposed to access the public street by means of an existing shared easement of undetermined width instead of abutting either a public street right of way or a private accessway in the CR, Conservation Recreation Zoning District.**

Location: **The East ½ of the Southeast 1/4 of the Southwest 1/4 of Section 36 of Newcomb Township and the West ½ of the Southeast 1/4 of the Southwest 1/4 of Section 36 of Newcomb Township lying south and east of the Sangamon River and north of Crooked Creek Subdivision and known as the residential property located at 564-B CR 2400N, Dewey.**

Case 491-V-04 Petitioner: **Mark Thompson**

Request: **Authorize construction on and the separate use of a nonconforming 20-acre lot that is currently in common ownership with an adjacent flag lot that abuts a public street and that is proposed to be used separately from the flag lot and is proposed to access the public street by means of an existing shared easement of undetermined width instead of abutting either a public street right of way or a private accessway in the CR, Conservation Recreation Zoning District.**

Location: **See Case 490-V-04.**

7. Staff Report

8. Other Business

A. Notice of proposed amendment of ZBA By-Laws Article 6-Procedure regarding cross examination in zoning cases.

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment
