

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: June 16, 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, March 17, 2005)
5. Continued Public Hearings

Case 476-S-04: Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: Authorize the expansion and use of a self-storage warehouse, not providing heat and utilities to individual units, as a Special Use in the AG-2, Agriculture Zoning District. The property is also the subject of a variance in a related zoning case, Case 482-V-04.

Location: The subject property is a 2.9 acre tract of land in the W1/2 of the W1/2 of the NW1/4 of Section 25 of Hensley Township and that is located on the west side of CR 1100E (Prospect Avenue) and adjacent to the south right of way line of Interstate 57 and that is commonly known as an existing self-storage warehouse located at 4201 North Prospect Avenue, Champaign.

Case 482-V-04 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: Subject to approval as a Special Use in the AG-2, Agriculture Zoning District in related Case 476-S-04, and as amended on February 03, 2005, authorize the expansion and use of an existing self-storage warehouse, not providing heat and utilities to individual units, that is proposed to be located 6 feet from the rear lot line instead of the minimum otherwise required distance of 20 feet.

Location: (See Case 476-S-04)

Case 455-AM-04 Petitioner: **David and Lynn Borchers**

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

Location: A 26,524 square foot tract in the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 8 of Champaign Township that abuts the west side of Staley Road and is located approximately 1/4 mile north of the intersection of Staley Road and Illinois Route 10 and that is commonly known as a house at 205 South Staley Road, Champaign.

Case 473-V-04 Petitioner: **David and Lynn Borchers**

Request: Authorize the separate use of a nonconforming lot that is in common ownership with all adjacent land and that is without either a connected public sanitary sewer system or a connected public water supply system and with an area of 26,524 square feet instead of the required 30,000 square feet in the AG-2, Agriculture District.

Location: (See Case 455-AM-04)

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Case 457-AM-04 Petitioner: **David and Lynn Borchers**

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

Location: **Lots 1 and 2 of the James W. Townley Subdivision that are commonly known as two vacant lots at 211 & 215 South Staley Road, Champaign.**

Case 458-S-04 Petitioner: **David and Lynn Borchers**

Request: **Authorize the establishment and use of more than two principal structures pursuant to Case 457-AM-04.**

Location: **(See Case 457-AM-04)**

Case 492-S-05 Petitioner: **David and Lynn Borchers, d.b.a. Borchers Decorating**

Request: **Authorize the establishment of a Contractor's Facility with Outdoor Storage and Operations in the AG-2, Agriculture Zoning District.**

Location: **Lot 3 of the James W. Townley Subdivision that is commonly known as a house at 203 South Staley Road, Champaign.**

6. New Public Hearings

Case 501-AA-05 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street**

Request: **Appeal of Zoning Administrator's decision regarding electrical outlets and lighting in Self Storage Warehouse without heat or utilities to individual units.**

Location: **(See Case 476-S-04)**

7. Staff Report

8. Other Business

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

10. Adjournment
