

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **March 30, 2006**  
Time: **6:30 p.m.**  
Place: **Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington Street  
Urbana, IL 61802**

**Note: NO ENTRANCE TO BUILDING  
FROM WASHINGTON STREET PARKING  
LOT AFTER 4:30 PM.  
Use Northeast parking lot via Art Bartell Dr.  
and enter building through Northeast  
door.**

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

**EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM**

## AGENDA

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

**Case 523-AT-05** Petitioner: **Zoning Administrator**

Request: **Amend Sections 5.2 and 6.1 of the Zoning Ordinance as follows:**

- A. **Add “Ethanol manufacturing: and authorize by Special Use Permit with standard conditions in the I-2 Heavy Industry Zoning District and authorize By Right under certain conditions in the I-2 Heavy Industry Zoning District**

**Case 514-AM-05** Petitioner: **Richard C. Hooser**

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

Location: **A 4.72 acre tract of land located in the South ½ of the Northwest 1/4 of the Southwest 1/4 of Section 25 of Stanton Township and that fronts on the west side of CR 2325E and is approximately one-quarter mile south of CR 1950N.**

6. New Public Hearings

**Case 520-AM-05** Petitioner: **Gene Bateman**

Request: **Amend the Zoning Map to allow for the development of 5 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **The North 631.0 feet of the East 1,1042.7 feet and the South 545 feet of the North 1,960.0 feet of the East 641.0 feet, all of the East ½ of the NE ¼ of Section 29 of Newcomb Township and fronting on the south side of CR 2600N and on the west side of 200E and commonly known as the farmland in the Southwest corner of the intersection of CR 2600N and CR 200E.**

**Case 524-AM-05** Petitioner: **Clara Titler**

Request: **Amend the Zoning Map to change the zoning designation from B-5, Central Business to R-2, Single Family Residence.**

Location: **Lots 11, 12 and 13 in Block 1 of the Original Town of Penfield and commonly known as the vacant lots at 121 Main Street, Penfield.**

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**\*Case 525-V-05: Petitioner: Clara Titler**

**Request: Authorize the use of nonconforming lots of record that are currently in commonly ownership with a connected public water supply system and without a connected public sanitary sewer system and with a lot area of 13,000 square feet in lieu of the required minimum lot area of 20,000 square feet, in the R-2 Single Family Residence Zoning District.**

**Location: Lots 11, 12 and 13 in Block 1 of the Original Town of Penfield and commonly known as the vacant lots at 121 Main Street, Penfield.**

**\*Case 526-V-05: Petitioner: Clara Titler**

**Request: Authorize the use of nonconforming lots of record that are currently in common ownership with a connected public water supply system and without a connected public sanitary sewer system and with a lot area of 15,600 square feet in lieu of the required minimum lot area of 20,000 square feet, in the R-2, Single Family Residence Zoning District.**

**Location: Lots 16 and 17 in Block 1 of the Original Town of Penfield and commonly known as the residence at 123 Main Street, Penfield.**

7. Staff Report
8. Other Business
  - A. October 26, 2006, ZBA Meeting location
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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**\* Administrative Hearing. Cross Examination allowed.**