

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 15, 2006**  
Time: **7:00 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 Lierman Ave.,  
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
6. New Public Hearings

**\*Case 508-V-05 Petitioner: Ron Randall, d.b.a. Randall Construction and Mike and Shirley Johnson**

Request: **Authorize the separate use of a dwelling on a nonconforming lot that is currently in common use with another nonconforming lot and adjacent outlot, and that is proposed to access the public street by means of a shared easement of access instead of abutting either the public street right of way or a private accessway in the AG-1, Agriculture Zoning District.**

Location: **Lot 3 of the M & R Drews Subdivision commonly known as the residence At 5207A North Duncan Road, Champaign.**

**\*Case 509-V-05 Petitioner: Roxy Drews**

Request: **Authorize the construction on and the separate use of a nonconforming lot that is currently in common use with another nonconforming lot with residence and adjacent outlot, and that is proposed to access the public street by means of a shared easement of access instead of abutting either the public street right of way or a private accessway in the AG-1, Agriculture Zoning District.**

Location: **Lot 4 of the M & R Drews Subdivision commonly known as the vacant Lot adjacent to the residence at 5207A North Duncan Road, Champaign.**

**\*Case 533-V-06 Petitioner: Harvey and Charles Treat, d.b.a. Treat Brothers Company and Sean Treat, agent.**

Request: **Authorize the construction and use of a temporary stormwater storage facility in the B-4, General Business Zoning District with the following variances.**

**Part A, from the requirements of the Champaign County Stormwater Policy, as follows:**

1. **An adjacent building site elevation that is less than one foot above the maximum height of stormwater runoff during the 100-year precipitation event (storm) in lieu of the minimum required height of one foot above.**
2. **A ground surface in the bottom of the basin that has only one percent slope and no underdrain in lieu of the minimum required underdrain when the ground slope is less than 2%.**

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**\*Case 533-V-06 cont.:**

- 3. Minor drainage system components that convey less than the runoff from the 5-year, 24-hour storm.**
- 4. A generalized and nonspecific explanation of tributary watershed areas rather than a detailed consideration of tributary areas in determining the volume of stormwater runoff to be accommodated by the storage facility.**

**Part B as follows:**

- 1. A side yard of five feet in lieu of the minimum required side yard of 10 feet; and**
- 2. A front yard of 29 feet in lieu of the minimum required front yard of 35 feet and a setback of 80 feet in lieu of the minimum required setback of 85 feet.**

**Location: Lot 1 of the Barr Farms First Subdivision and two adjacent 2.86 acre tracts of land immediately to the east and that is commonly known as 4808 and 4812 North Cunningham Avenue, Urbana.**

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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**Administrative Hearing. Cross Examination allowed.**