

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 12, 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 (July 13, 2006)
5. Continued 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: **Twenty three acres in the East Half of the Northeast Quarter of Section 29 of Newcomb Township that is commonly known as the farm field that borders the south side of CR 2600N and the west side of CR 200 N.**

6. New Public Hearings

Case 550-AM-06 Petitioner: **William and Deborah Klein and Jeremy Ross**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-4 General Business Zoning District.**

Location: **Approximately 1.69 acres in the Southeast Quarter of the Southwest Quarter of Section 3 of Colfax Township and that is commonly known as the former BASF facility at 320 CR 1100N, Seymour.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
OCTOBER 12, 2006
PAGE 2

***Case 551-S-06** Petitioner: **William and Deborah Klein and Jeremy Ross**

Request: **Subject to approval of related Case 550-AM-06, authorize the use of an existing building for Light Assembly as a Special Use in the B-4 General Business Zoning District.**

Location: **Same as related Case 550-AM-06**

***Case 569-V-06** Petitioner: **Stephen and Karen Bozdech**

Request: **Authorize the following in the R-1 Single Family Zoning District:**

A. The use of a nonconforming lot of record without a connected public water supply system and without a connected public sanitary sewer system and with a lot area of 22,181 square feet and an average lot width of approximately 75 feet in lieu of the required minimum lot area of 30,000 square feet and the required minimum average lot width of 150 feet, and;

B. The replacement of an existing dwelling with side yards of 4.5 feet and 8 feet, in lieu of the required side yard of 10 feet.

Location: **Lot 35 of the Spring Lake Subdivision and commonly known as the house at 1707 West North Shore Dr, Mahomet.**

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

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