

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 16, 2008**
Time: **7:00 PM**
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 (August 14, 2008)
5. Continued Public Hearings

***Case 610-S-08:** Petitioner: **Charles and Mary Ellen Stites**

Request: **Authorize a Major Rural Specialty Business in the CR District.**

Location: **A 5.0 acre tract in the East Half of the Southeast Quarter of the Northeast Quarter of Section 1, T18N, R10E of Sidney Township and commonly known as River Bend Wild Game and Sausage Company at 1611 CR 2400E, St. Joseph.**

***Case 616-V-08:** Petitioner: **Charles and Mary Ellen Stites**

Request: **Authorize the reconstruction and use of a building to be used as a Major Rural Specialty Business with a side yard of four feet in lieu of the required side yard of 15 feet in the CR District.**

Location: **Same as Case 610-S-08**

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***Case 619-FV-08**

Petitioner: **Larry Peters**

Request: **Authorize as a variance from the Champaign County Special Flood Hazard Areas Ordinance the construction and occupancy of a dwelling in which the top of the garage floor is 0.83 feet below the Flood Protection Elevation of 690.3 instead of being at the Flood Protection Elevation; and the interior grade of the crawlspace is 2.3 feet below the lowest adjacent exterior grade instead of only 2.0 feet below the lowest adjacent exterior grade.**

Location: **An 11 acre tract in the West Half of the Southeast Quarter of the Northeast Quarter of Section 3 of Urbana Township and commonly known as the house at 2501 North Highcross Road, Urbana.**

***Case 628-V-08**

Petitioner: **Virgil and Susie Roderick**

Request: **Authorize the following in the I-1, Light Industry District:**

- A. The construction and use of an industrial building with two side yards that are each five feet in width in lieu of the required 10 feet.**
- B. No loading dock in lieu of the requirement for one loading dock.**
- C. The use of a parking space with a front yard of zero feet in lieu of the required front yard of 10 feet.**
- D. The use of a parking space with a front yard of five feet in lieu of the required front yard of 10 feet.**

Location: **Lots 109, 110, 131, and 132 in Wilbur Heights Subdivision in Section 31 of Somer Township and commonly known as the house at 311 Paul Avenue and the vacant lot at 312 Wilbur Avenue in Champaign.**

6. New Public Hearings
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.**