

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: December 30, 2004
Time: 6:30 p.m.
Place: Meeting Room One
Brookens Administrative Center
1776 E. Washington Street

Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.

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 (March 25, 2004)
5. Continued Public Hearings

Case 445-AM-04 Petitioner: Crystal Hunt

Request: **Amend the Zoning Map to allow for the development of 14 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District (As amended on December 15, 2004).**

Location: **An approximately 20 acre tract of land located in the Southwest 1/4 of the Northwest 1/4 of Section 35 of Stanton Township and located in the Northeast corner of the intersection of CR 1850N and CR 2200E and fronting on the north side of CR 1850N and the east side of CR 2200E.**

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 feet 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)

Case 456-AM-04 Petitioner: David and Lynn Borchers

Request: **Amend the zoning Map to change the zoning district designation from AG-2, Agriculture to I-1, Light Industry.**

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

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.**

Location: (See Case 457-AM-04)

Case 475-AT-04 Petitioner: Zoning Administrator

Request: **Modify Paragraph 9.1.5(B) to expand the power and duty of a Hearing Officer to the extent allowed by Illinois Statute.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
Page 2

1

6. New Public Hearings

7. Staff Report

8. Other Business

A. 2005 Planning and Zoning Calendar

B. Amendment of ZBA By-Laws Article 5, Meetings

Section 5.1: Reduce number of regular meetings to one per month during months that township hearings occur in conjunction with the Comprehensive Zoning Review

Sections 5.6 & 5.9: Provide clarification regarding the receipt of testimony

Section 5.11: Designate time parameters for special meetings

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

10. Adjournment
