

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: March 17, 2005
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 (October 19, 2000)
5. Continued Public Hearings

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 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)

6. New Public Hearings

Case 492-S-05 Petitioner: David and Lynn Borchers, d.b.a. Borchers Decorating
Request: Authorize the establishment of a Contractor's Facility with Outdoor Storage and Operations in the AG-2, Agriculture Zoning District.
Location: Lot 3 of the James W. Townley Subdivision that is commonly known as a house at 203 South Staley Road, Champaign.

Case 479-S-04 Petitioner: Gary Brummet, DVM, d.b.a. A&E Animal Hospital
Request: Authorize the expansion and use of an existing veterinary hospital where animals are kept temporarily outside of the kennel as a Special Use in the AG-2, Agriculture Zoning District.
Location: A 2.2 acre tract of land in the North 1/2 of the North 1/2 of the Northeast 1/4 of Section 27 of Urbana Township and that is commonly known as the A&E Animal Hospital located at 3003 East Windsor Road, Urbana.

Case 480-V-04 Petitioner: Marilyn Jeakins
Request: Authorize the following variances in the AG-1, Agriculture Zoning District:
A. the use of a lot that averages 175 feet in width in lieu of the minimum required average lot width of 200 feet; and
B. the reconstruction of a nonconforming dwelling with the following variances in relation to U.S. Route 136 (a major street):
(1) a setback of 40 feet from the centerline of U.S. Route 136 instead of the required setback of 85 feet; and
(2) a front yard of zero feet instead of the minimum required front yard of 35 feet
Location: a 1.272 acre tract of land in the Southwest 1/4 of the Southwest 1/4 of Section 35 of Harwood Township, commonly known as the residence at 2222 CR 3000N, Gifford.

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