

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: April 14, 2005
Time: 7:00 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
5. Continued Public Hearings

Case 459-AM-04 Petitioner: **Tim and Cindy Woodard and Chris Creek**

Request: **Amend the Zoning Map to allow for the development of 10 single family residential lots, (as amended on November 24, 2004) in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 40 acre tract of land in the Northeast 1/4 of the Northwest 1/4 of Section 36 of Newcomb Township and fronts on the south side of CR 2500 N and on the west side of CR 4400 E at the intersection of CR 2500 N and CR 550 E.**

6. New Public Hearings

Case 461-S-04 Petitioner: **Mark Thompson**

Request: **Authorize the establishment and use of an Organized Camp as a Special Use in the CR, Conservation Recreation Zoning District, and to waive, as described in the application, the standard conditions for an Organized Camp requiring the following:**

- 1) a 100 feet setback from the centerline of the public street; and
- 2) a 50 feet wide side yard; and
- 3) a 50 feet deep rear yard

Location: **Approximately 96 acres of land located in the West 1/2 of the Southwest 1/4 and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 17 of East Bend Township that is bordered on the west by CR 700E and on the south by CR 3300N and this is commonly known as the farm located at 3333 CR 700E, Fisher.**

Case 481-V-04 Petitioner: **Brian D. Webb**

Request: **Authorize the following variances in the R-1, Single Family Residence Zoning District in relation to Division Street (a local street):**

- A. Authorize the replacement of an existing nonconforming dwelling with a setback of 53 feet from the centerline of Division Street instead of the required setback of 55 feet and a front yard of 23 feet instead of the required front yard of 25 feet.**
- B. Authorize the replacement and expansion of an existing nonconforming garage with a setback of 50 feet from the centerline of Division Street instead of the required setback of 55 feet and a front yard of 20 feet instead of the required front yard of 25 feet.**

Location: **Lot 1 of Country Club Manor Subdivision commonly known as the residence at 301 Country Club Road, Urbana.**

Case 483-V-04 Petitioner: **Dan and Mary Jenkins**

Request: **Authorize the following variances from the Champaign County Special Flood Hazard Area Ordinance:**

- A. **Authorize the construction and use of a residential garage below the Base Flood Elevation and that is 720 square feet in area instead of no more than 500 square feet in area.**
- B. **Authorize the construction and use of a shed that is below the Base Flood Elevation and that is 1,320 square feet in area instead of no more than 500 square feet in area.**
- C. **Authorize the construction and use of a shed that is below the Base Flood Elevation and that is 1,320 square feet in area instead of no more than 500 square feet in area.**

Location: **A 40 acre tract located in the West ½ of the East ½ of the Northeast 1/4 of Section 10 of St. Joseph Township and that is located south of CR 1700N between the Salt Fork River and Chateau Drive.**

Case 484-V-04 Petitioner: **Evelyn J. Wagner, Larry Wagner and Richard Atwood**

Request: **Authorize construction on and the use of a proposed three-acre lot with an existing dwelling in the AG-1, Agriculture Zoning District that will not abut a public street right of way nor a private accessway but that is proposed to access the public street by means of an existing easement of undetermined width.**

Location: **Approximately nine acres of land in the South ½ of the Southeast 1/4 of Section 7 of Ogden Township on the north side of the abandoned rail bed on the north side of U.S. Route 150 and located approximately three-quarters of a mile west of the Village of Ogden and that is currently known as part of the farm at 2564 CR 1600N, Ogden, and that is proposed to be known as the Wagner Crossing Subdivision.**

Case 494-V-05 Petitioner: **Evelyn J. Wagner, Larry Wagner and Richard Atwood**

Request: **Authorize construction on and the use of a proposed three-acre lot with an existing dwelling in the AG-1, Agriculture Zoning District that will not abut a public street right of way nor a private accessway but that is proposed to access the public street by means of an existing easement of undetermined width.**

Location: **See Case 484-V-04**

Case 495-V-05 Petitioner: **Evelyn J. Wagner, Larry Wagner and Richard Atwood**

Request: **Authorize construction on and the use of a proposed three-acre lot in the AG-1, Agriculture Zoning District that will no abut a public street right of way nor a private accessway but that is proposed to access the public street by means of an existing easement of undetermined width.**

Location: **See Case 484-V-04**

- 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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