

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 28, 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 453-AM-04 Petitioner: **William and Peggy Campo**

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to B-1, Rural Trade Center (as amended on April 18, 2005).**

Location: **A .62 acre tract of land located in the N1/2 of the NW1/4 of the NE1/4 of the SW1/4 of Section 34 of Somer Township and located approximately one-half mile east of Illinois Route 45 on the south side of Oaks Road (CR 1900N) and known as the business located at 2305 East Oaks Road, Urbana.**

6. New Public Hearings

Case 502-V-05 Petitioner: **Mike and Lori Bateman**

Request: **Authorize the division of a lot that is 4.984 acres in area instead of the required minimum area of more than 5 acres in order for a lot to be divided, in the CR, Conservation Recreation Zoning District.**

Location: **A 4.984 acre tract that is located approximately in the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 18 of East Bend Township and located on the southwest side of CR 3350N and that is commonly known as the residence at 663 CR 3350N, Fisher.**

Case 503-V-05 Petitioner: **Mike and Sara Russian**

Request: **Authorize the construction and use of a detached garage with a side yard of 1.2 feet instead of the minimum required side yard of 5 feet in the R-2, Single Family Residence Zoning District.**

Location: **Lot 2034 in the Western Hills Subdivision and is commonly known as 1504 Comanche Drive, Champaign, Illinois.**

Case 504-AM-05 Petitioner: **Central Illinois Trucks, Inc. and Richard Schugel, agent**

Request: **Amend the Zoning Map to change the zoning district from B-3, Highway Business Zoning District to B-4, General Business Zoning District.**

Location: **An approximately 15 acre tract in the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 24 of Hensley Township and located between Leverett Road and Interstate 57 and that is commonly known as the field on the west side of Leverett Road at the Interstate 57 interchange on Leverett Road.**

7. Staff Report

8. Other Business

A. Amendment of ZBA By-Laws Article 6-Procedure regarding cross examination in zoning cases.

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

10. Adjournment