

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **August 11, 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 (May 26, 2005; and June 16, 2005)
5. Continued Public Hearings

_Case 476-S-04: Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: **Authorize the expansion and use of a self-storage warehouse, not providing heat and utilities to individual units, as a Special Use in the AG-2, Agriculture Zoning District. The property is also the subject of a variance in a related zoning case, Case 482-V-04.**

Location: **The subject property is a 2.9 acre tract of land in the W1/2 of the W1/2 of the NW1/4 of Section 25 of Hensley Township and that is located on the west side of CR 1100E (Prospect Avenue) and adjacent to the south right of way line of Interstate 57 and that is commonly known as an existing self-storage warehouse located at 4201 North Prospect Avenue, Champaign.**

_Case 482-V-04 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: **Subject to approval as a Special Use in the AG-2, Agriculture Zoning District in related Case 476-S-04, and as amended on February 03, 2005, authorize the expansion and use of an existing self-storage warehouse, not providing heat and utilities to individual units, that is proposed to be located 6 feet from the rear lot line instead of the minimum otherwise required distance of 20 feet.**

Location: **(See Case 476-S-04)**

_Case 501-AA-05 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: **Appeal of Zoning Administrator's decision regarding electrical outlets and lighting in Self Storage Warehouse without heat or utilities to individual units.**

Location: **(See Case 476-S-04)**

_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 a 100 feet setback from the centerline of the public street.**

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 490-V-04 Petitioner: **Mark Thompson**

Request: **Authorize the separate use of a nonconforming five-acre lot with residence that is currently in common ownership with an adjacent flag lot that abuts a public street and that is proposed to be used separately from the flag lot and is proposed to access the public street by means of an existing shared easement of undetermined width instead of abutting either a public street right of way or a private accessway in the CR, Conservation Recreation Zoning District.**

Location: **The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 36 of Newcomb Township and the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 36 of Newcomb Township lying south and east of the Sangamon River and north of Crooked Creek Subdivision and known as the residential property located at 564-B CR 2400N, Dewey.**

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Case 491-V-04 Petitioner: **Mark Thompson**

Request: **Authorize construction on and the separate use of a nonconforming 20-acre lot that is currently in common ownership with an adjacent flag lot that abuts a public street and that is proposed to be used separately from the flag lot and is proposed to access the public street by means of an existing shared easement of undetermined width instead of abutting either a public street right of way or a private accessway in the CR, Conservation Recreation Zoning District.**

Location: **See Case 490-V-04.**

6. New Public Hearings
 7. Staff Report
 8. Other Business
 - A. Amendment of ZBA By-Laws Article 6-Procedure regarding cross examination in zoning cases.**
 - B. Review of Sample Township Hearing Schedules for CZR Phase One**
 - C. Proposed amendment of ZBA By-Laws to lower number of required affirmative votes to be the same as required by State law.**
 9. Audience Participation with respect to matters other than cases pending before the Board
 10. Adjournment
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Administrative Hearing. Cross-examination allowed.