

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: September 15, 2005
Time: 7:00 p.m.
Place: **Meeting Room Two**
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 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 pursuant to Case 457-AM-04.**

Location: **(See Case 457-AM-04)**

_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 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)**

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

6. New Public Hearings

_Case 518-V-05 Petitioner: **Dewey Public Water District**
Request: **As provided for in Special Use Case 510-S-05, that was previously authorized, authorize the replacement and expansion of a non-conforming Government Building that contains water treatment facilities in the R-2, Single Family Residence Zoning District with the following variances:**

- A. A setback and front yard on Third Street of 35 feet and 5 feet instead of the required minimums of 55 feet and 25 feet, respectively.**
- B. A setback and front yard on Main Street of 46 feet and 16 feet instead of the required minimums of 55 feet and 25 feet respectively.**
- C. A corner visibility triangle of 39 feet instead of the required minimum of 50 feet.**
- D. A driveway visibility triangle of 10 feet instead of the required minimum of 15 feet.**
- E. No onsite parking or screening for parking instead of the required minimum of one parking space with screening.**
- F. No onsite loading berth or screening for a loading berth instead of the required minimum of one loading berth with screening.**

Location: **Lot 2 of Block 2 of the Original Town of Dewey and that is commonly known as the Dewey Public Water District facility at the southeast corner of Main Street and Third Street in Dewey.**

7. Staff Report

8. Other Business

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

10. Adjournment

_Administrative Hearing. Cross Examination allowed.