

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 01, 2006**
Time: **7:00 p.m.**
Place: **Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802**

**Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Art Bartell Dr.
and enter building through Northeast
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

CASE HAS BEEN WITHDRAWN BY PETITIONER

***Case 493-S-05** Petitioner: **Green Island, Incorporated; and William Bagby, agent and a major share holder; and Dr. Ronald Marusarz, a major shareholder**

Request: **Authorize the establishment and use of a Private Club as a Special Use in the CR, Conservation Recreation Zoning District.**

Location: **Lot 3 of the Green Island Incorporated Subdivision which is known as a vacant lot on the east side of High Cross Road with street address of approximately 312 High Cross Road, Urbana.**

CASE HAS BEEN WITHDRAWN BY PETITIONER

***Case 539-V-06** Petitioner: **Green Island, Incorporated; and William Bagby, agent and a major share holder; and Dr. Ronald Marusarz, a major shareholder**

Request: **Authorize the separate use of a lot that does not have access to a street by means of solid ground passable to emergency vehicles, no less than 20 feet in width, and located entirely within the lot lines but that is proposed to access the public street by means of an easement of access over an adjacent property in the CR Conservation Recreation Zoning District.**

Location: **Lot 3 of the Green Island Incorporated Subdivision which is known as a lot on the east side of High Cross Road with a street address of approximately 2312 High Cross Road, Urbana.**

6. New Public Hearings

***Case 531-V-05** Petitioner: **Erick W. Miner and Jan Nussbaum and Steve Aubry d.b.a. Central Illinois Trucks, Inc. and Rich Schugel, agent**

Request: **Authorize the establishment and use of an on-premises advertising sign that is 200 square feet in area instead of the maximum allowable area of 75 feet and that is 65 feet tall instead of the maximum allowable height of 35 feet, in the B-4, General Business Zoning District.**

Location: **An approximately 15 acre tract in the East ½ of the Northeast ¼ of the Northeast ¼ 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 and also known as 148 Leverett Road, Champaign.**

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***Case 532-V-05** Petitioner: **John L. and Dawn M. Cooley**

Request: **Authorize the following variances in the R-2 Single Family Residence Zoning District:**

- A. Authorize the replacement of a nonconforming dwelling with a rear yard of 15 feet instead of 20 feet and authorize the construction and use of an addition with a rear yard of 4 feet instead of the required rear yard of 20 feet.**
- B. Authorize the construction and use of a detached carport with a side yard of 2 feet instead of the required side yard of 5 feet;**
- C. Authorize the replacement of a nonconforming detached garage with a side yard of 2 feet instead of the required side yard of 5 feet and with a rear yard of 4 feet instead of the required rear yard of 10 feet.**
- D. Authorize a lot with 33% of the lot area covered by building area instead of minimum allowed 30% of the lot area covered by building area.**

Location: **Lot 310 of Scottswood 6th Subdivision commonly known as the residence at 2706 High Court, Urbana.**

***Case 541-S-06** Petitioner: **Fisher Farmers Grain & Coal Company and Louis Schwing, Manager**

Request: **Authorize the use and expansion of an existing grain elevator that is 225 feet in height as a Special Use Permit in the I-1 Light Industry Zoning District.**

Location: **Approximately 10.50 acres in the North ½ of the Northeast ¼ of the Southwest ¼ Section 34 of East Bend Township and commonly known as the Fisher Farmers Grain and Coal Company located at One Main 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.**