

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **March 01, 2007**
Time: **6:30 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 Lierman Ave.,
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 555-AM-06: Petitioner: James T. Battle

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

Location: **A 5.0 acre tract located in the Northeast ¼ of the Northeast ¼ of Section 24 of Hensley Township and commonly known as the field north of the I-57 interchange in Section 24 of Hensley Township.**

Case 573-AM-06 Petitioner: Bill Cope and Mary Kalantzis

Request: **Amend the Zoning Map to allow for the development of 3 single family residential lots in the CR, Conservation Recreation Zoning District by Adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **An 18.96 acre tract that is approximately in the East Half of the Northeast Quarter of the Northwest Quarter of Section 32 of Somer Township, and commonly known as the tree farm at 4100 North Lincoln Avenue.**

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Case 579-AM-07 Petitioner: **Bill Cope and Mary Kalantzis**

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture Zoning District to CR, Conservation Recreation Zoning District.**

Location: **A 10 acre tract that is approximately the West Half of the East Half of the Northeast Quarter of the Northwest Quarter of Section 32 of Somer Township, and commonly known as the western half of the tree farm at 4100 North Lincoln Avenue.**

6. New Public Hearings

***Case 576-S-07** Petitioner: **Tom Courson**

Request: **On a property in the B-3 Highway Business Zoning District authorize the the following:**

Part A: The construction and use of a seven-unit self storage warehouse with heat and utilities to individual units as a Special Use; and

Part B: As a second Special Use, the following two principal uses on the same property:

- 1. the ongoing use of a tree nursery; and**
- 2. the self-storage warehouse requested in Part A.**

Location: **An 11.81 acre tract of land in the North Half of the Northeast Quarter of Section 24 of Hensley Township and commonly known as the tree farm at 31 East Hensley Road, Champaign.**

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.**