

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: April 12, 2007  
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 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
  - A. Closed Session Minutes for November 22, 2005

5. Continued Public Hearings

**\*Case 563-S-06** Petitioner: **Ivanhoe Partners, LLC and Jason Barickman, agent**

Request: **Authorize the ongoing use of a Manufactured Home Park as a Special Use in the R-5 Manufactured Home Park District, with waivers of the following standard conditions for Manufactured Home Parks including, but not limited to the following: setbacks for manufactured homes in regards to private accessways, entrances, and others; individual manufactured home site area; paved outdoor living area; 50 feet separation distance of parking and driveways from public rights-of-way; and a cul-de-sac length of 300 feet.**

Location: **A 40.83 acre tract in the Southeast Quarter of Section 4 of Urbana Township that is commonly known as the Ivanhoe Estates Manufactured Home Park at 26 Ivanhoe Drive, Urbana.**

6. New Public Hearings

**Case 571-AM-06** Petitioner: **Alvin Brock, Michael Brock and Gabe Venegas**

Request: **Amend the Zoning Map to allow for the development of 1 single family residential lot in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **An 8.8 acre tract that is in the Northeast Quarter of the Northeast Quarter of Section 25 of Newcomb Township, and commonly known as the field at 2577 CR 600E, Champaign.**

7. Staff Report
8. Other Business
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.**

