

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 14, 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
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 582-V-07** Petitioner: **John Rose**

Request: **Authorize the reconstruction and use of an addition to an existing single family dwelling with a setback of 46 feet 7 inches in lieu of the required 55 feet with respect to Greenview Drive, a minor street; a front yard of 11 feet 8 inches and a setback of 45 feet 5 inches in lieu of the required 25 feet and 55 feet with respect to Division Street, a minor street; a side yard of 4.75 feet in lieu of the required 5 feet; a rear yard of 4 feet 8 inches in lieu of the required 20 feet; and a visibility triangle of 36 feet in lieu of the required 50 feet; all in the R-2 Single Family Residential Zoning District.**

Location: **The South 50 feet of Lot 9 of Country Club Manor Subdivision in Section 8 of Urbana Township, and commonly known as the house at the northeast corner of Division Street and Greenview Drive, Urbana.**

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.**