

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 19, 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 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.**

6. New Public Hearings

**\*Case 586-V-07 Part A:** Petitioner: **Marc and Brenda Riney**

Request: **Authorize the use and construction on a lot in the AG-1, Agriculture Zoning District with a lot area of 0.80 acre in lieu of the required 1.0 acre and an average lot width of 183.4 feet in lieu of the required 200 feet.**

Location: **A 0.80 acre tract in the North half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 3 of Philo Township and commonly known as the house at 1149A CR 1600E, Urbana.**

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**\*Case 586-V-07 cont:**

**Part B:** Petitioner: **Jim and Beverly Johnson**

Request: **Authorize the use of a lot with a nonconforming easement of access that is reduced to only 12 feet wide in lieu of the current width of 43 feet.**

Location: **A one acre tract in the North half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 3 of Philo Township and commonly known as the house at 1149 CR 1600E, Urbana.**

**\*Case 588-V-07** Petitioner: **Lester and Hazel Williams**

Request: **Authorize the use and reconstruction of a detached garage with a side yard of six feet in lieu of the required 10 feet in the AG-2, Agriculture Zoning District.**

Location: **Lot 1 of Seventh Day Adventist Subdivision No. 2 in Section 8 of Champaign Township and commonly known as the house at 604 North Rising Road, 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.**