

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 15, 2010**
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 (March 11, 2010)
5. Continued Public Hearings

***Case 645-S-09** Petitioner: **Robert and Barbara Gerdes**

Request: **Authorize the construction and use of a “Restricted Landing Area” as a Special Use in the AG-1 Agriculture Zoning District.**

Location: **An approximately 83 acre tract that is approximately the West Half of the Southwest Quarter of Section 33 of Ayers Township and commonly known as the farm at 52 CR 2700E, Broadlands.**

6. New Public Hearings

***Case 663-V-10** Petitioner: **Dan and Debra Johnson**

Request: **Authorize the following variances in the R-3, Two Family Residence Zoning District:**

- A. **Replacement and use of an existing dwelling with the following variances:**
 1. **A front yard of 16 feet, six inches and a setback of 36 feet, six inches in lieu of the minimum required front yard of 25 feet and minimum setback of 55 feet in regard to Carroll Avenue, a minor street.**

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***Case 663-V-10 cont:**

2. A rear yard of 12 feet, six inches in lieu of the minimum required 20 feet rear yard.
 3. Lot coverage of 36% in lieu of the maximum allowed 30% lot coverage.
- B. Replacement and use of an existing detached garage with side and rear yards of zero feet in lieu of the minimum required side and rear yards of five feet for detached accessory buildings.**

Location: **An approximately 5,000 square foot lot that is the North 47 feet of the South 241 feet of Lot 46 of Fred c. Carroll's Subdivision of the East Half of the North-West Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, and commonly known as the manufactured home at 1507 Carroll Avenue, Urbana.**

***Case 667-S-10** Petitioner: **Leslie Cooperband and Wesley Jarrell, d.b.a. Prairie Fruits Farm**

Request: **Authorize a Major Rural Specialty Business in the AG-2 District with waivers of standard conditions including, but not limited to, the prohibition of sales of alcohol not produced on the premises.**

Location: **Lot 1 of Jamestown Subdivision in the Northeast Quarter of the Southeast Quarter of Section 29 of Somer Township and commonly known as Prairie Fruits Farm at 4410 North Lincoln Avenue, Champaign.**

7. Staff Report
8. Other Business
 - A. Cancellation of April 29, 2010, meeting
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**