

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 17, 2014**
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 13, 2014)
5. Continued Public Hearings
6. New Public Hearings

**Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.**

Case 771-AM-13 & 722-S-13 Petitioner: **Randy and Sue Hopkins, d.b.a. Atlantic Services, Inc.**

Case 771-AM-13 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 in order to authorize the proposed Special Use in related zoning Case 772-S-13, described below, on the subject property described below.**

*Case 772-S-13 Request: **On the subject property described below, authorize the following as a Special Use in the B-4 General Business Zoning District:**
Part A. Authorize multiple principal buildings on the same lot consisting of the following:
(1) Self-Storage Warehouses providing heat and utilities to individual units, as a special use that was previously authorized in Case 101-S-97; and
(2) a Landscaping and Maintenance Contractor's Facility with outdoor storage as proposed in Part B.
Part B. Authorize the construction and use of a Landscaping and Maintenance Contractor Facility.

Location: **A five acre tract of land in the North Half of the Northwest Quarter of the Northeast Quarter of Section 24 of Hensley Township and commonly known as the plant nursery and self-storage warehouse located at 31 East Hensley Road, Champaign.**

7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. February 2014 Monthly Report
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment



Administrative Hearing. Cross Examination allowed.