

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 14, 2004**  
Time: **7:00 p.m.**  
Place: **Meeting Room One**  
**Brookens Administrative Center**  
1776 E. Washington Street

**Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.**

*If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708*

Urbana, Illinois

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

**Case 451-V-04** Petitioner: **Roy and Delores Humphrey**

Request: **Authorize the construction and use of a dwelling on a nonconforming lot of record that is in common ownership with an adjacent nonconforming lot of record but that is proposed to be used separately and that:**

**(A) abuts a private accessway that does not conform to the minimum standards required for public streets in either the Village of Mahomet Subdivision Regulations or the Champaign County Subdivision Regulations and;**

**20,000 (B) has an area of 17,029 square feet instead of the minimum required lot area of square feet in the R-1, Single Family Residence Zoning District.**

Location: **Lot 5 of Crooked Creek Second Subdivision commonly known as 2311 Limb Drive, Mahomet.**

**Case 463-V-04** Petitioner: **Roy and Delores Humphrey**

Request: **Authorize the construction and use of a dwelling on a nonconforming lot of record that is in common ownership with an adjacent nonconforming lot of record but that is proposed to be used separately and that:**

**(A) abuts a private accessway that does not conform to the minimum standards required for public streets in either the Village of Mahomet Subdivision Regulations or the Champaign County Subdivision Regulations and;**

**20,000 (B) has an area of 14,168 square feet instead of the minimum required lot area of square feet in the R-1, Single Family Residence Zoning District.**

Location: **Lot 7 of Crooked Creek Second Subdivision commonly known as 2309 Limb Drive, Mahomet.**

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Request: **Authorize the expansion and use of an existing, nonconforming church in the AG-1, Agriculture Zoning District.**

Location: **The subject property is an approximately 40 acre tract in the northeast quarter of the northeast quarter of Section 32 of Champaign Township that is located at the intersection of Staley Road and Curtis Road and that is commonly known as the First Christian Church, 3601 South Staley Road, Champaign, Illinois.**

6. New Public Hearings

**Case 459-AM-04**

Petitioner: **Tim and Cindy Woodard and Chris Creek**

Request: **Amend the Zoning Map to allow for the development of 12 single family residential lots in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 40 acre tract of land in the Northeast 1/4 of the Northwest 1/4 of Section 36 of Newcomb Township and fronts on the south side of CR 2500 N and on the west side of CR 4400 E at the intersection of CR 2500 N and CR 550 E.**

**Case 460-AM-04**

Petitioner: **Mark and Julie Sjuts**

Request: **Amend the Zoning Map to allow for the development of 4 single family residences on 5 lots in both the AG-1, Agriculture Zoning District and the CR, Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 26.29 acre tract of land located in the Southwest 1/4 of the Northeast 1/4 of Section 2 of St. Joseph Township and that fronts on the west side of CR 2275 E approximately one-half mile north of the intersection of CR 2275 E and CR 1700 N.**

7. Staff Report

8. Other Business

**Notice of Amendment to the Zoning Board of Appeals By-laws proposed for adoption on October 28, 2004:**

A. Amend the ZBA By-laws to provide for township hearings for the Comprehensive Zoning Review to be conducted by a Hearing Officer.

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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