

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: February 17, 2005
Time: 6:30 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 462-V-04 Petitioner: **Louis and Jo Ann M. Wozniak**

Request: **Authorize the construction and use of a dwelling on a lot in the CR Conservation Recreation Zoning District with the following variances:**

- A. an average lot width of 160 feet instead of the required 200 feet minimum average lot width; and
- B. that does not abut a public street right of way nor a private accessway but has access to CR 2425N by means of a shared easement of access that is 60 feet wide.

Location: **The East 5.56 acres of an existing 23.16 acre tract that borders the north side of the Sangamon River and is partially located in the West 1/2 of the West 1/2 of the East 1/2 of the fractional Section 2 of Mahomet Township and also partially located in both the South 1/2 of the Southwest 1/4 of the Southeast 1/4 and the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35 of Newcomb Township and is commonly known as a residential lot at 401C CR 2425N, Mahomet.**

Case 476-S-04 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: **Authorize the expansion and use of a self-storage warehouse, not providing heat and utilities to individual units, as a Special Use in the AG-2, Agriculture Zoning District.**

Location: **A 2.9 acre tract of land in the W1/2 of the W1/2 of the NW1/4 of Section 25 of Hensley Township and that is located on the west side of CR 1100E (Prospect Avenue) and adjacent to the south right of way line of Interstate 57 and that is commonly known as an existing self-storage warehouse located at 4201 North Prospect Avenue, Champaign.**

Case 482-V-04 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: **Subject to approval as a Special Use in the AG-2, Agriculture Zoning District in related Case 476-S-04, authorize the expansion and use of an existing self-storage warehouse, not providing heat and utilities to individual units, with the following variance as amended on February 3, 2005:**

The self-storage warehouse is proposed to be located 6 feet from the rear lot line instead of the minimum otherwise required

distance of 20 feet.

Location: **(See Case 476-S-04)**

Case 475-AT-04 Petitioner: **Zoning Administrator**

Request: **Amend Sections 9.1.5 through 9.1.10 and Section 9.3**

- A. Adjust the parameters of minor and major variance classifications**
- B. Clarify the presiding authority for each variance classification**
- C. Restrict hearing officer duties
- D. Remove option of appealing a hearing officer decision to the ZBA
- E. Broaden requirements regarding maintenance of minutes and public records to include hearing officer
- F. Make editorial changes to improve clarity

6. New Public Hearings

Case 453-AM-04 Petitioner: **William and Peggy Campo**

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to B-3, Highway Business.**

Location: **A .62 acre tract of land located in the N1/2 of the NW1/4 of the NE1/4 of the SW1/4 of Section 34 of Somer Township and located approximately one-half mile east of Illinois Route 45 on the south side of Oaks Road (CR 1900N) and known as the business located at 2305 East Oaks Road, Urbana.**

Case 488-AT-05 Petitioner: **Zoning Administrator**

Request: **Amend Sections 8, 9 and 10 of Champaign County Flood Hazard Area Ordinance**

- A. Amend the Ordinance to include a Table of Contents
- B. Renumber Section 9 to Section 8
- C. Renumber Section 10 to Section 9
- D. Amend Section 10 to re-establish filing fees for various flood hazard services required under the Ordinance

7. Staff Report

8. Other Business

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

10. Adjournment
