

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **March 16, 2006**
Time: **6:30 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 Art Bartell Dr.
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 493-S-05** Petitioner: **Green Island, Incorporated; and William Bagby, agent and a major share holder; and Dr. Ronald Marusarz, a major shareholder**

Request: **Authorize the establishment and use of a Private Club as a Special Use in the CR, Conservation Recreation Zoning District.**

Location: **Lot 3 of the Green Island Incorporated Subdivision which is known as a vacant lot on the east side of High Cross Road with street address of approximately 2312 High Cross Road, Urbana.**

6. New Public Hearings

✳️ **Case 539-V-06** Petitioner: **Green Island, Incorporated; and William Bagby, agent and a major share holder; and Dr. Ronald Marusarz, a major shareholder**

Request: **Authorize the separate use of a lot that does not have access to a street by means of solid ground passable to emergency vehicles, no less than 20 feet in width, and located entirely within the lot lines but that is proposed to access the public street by means of an easement of access over an adjacent property in the CR Conservation Recreation Zoning District.**

Location: **Lot 3 of the Green Island Incorporated Subdivision which is known as a lot on the east side of High Cross Road with a street address of approximately 2312 High Cross Road, Urbana.**

✳️ **Case 515-V-05** Petitioner: **John Duitsman**

Request: **Authorize the use of a lot that was created after October 10, 1973, and that has an average lot width of 120 feet instead of the required minimum of 200 feet in the AG-1 District.**

Location: **The subject property is located in the East ½ of the Northeast ¼ of Section 28 of Compromise Township and is commonly known as a residence at 2077 CR 2600N. Gifford.**

Case 523-AT-05 Petitioner: **Zoning Administrator**

Request: **Amend Sections 5.2 and 6.1 of the Zoning Ordinance as follows:**

- A. Add “Ethanol manufacturing: and authorize by Special Use Permit with Standard conditions in the I-2 Heavy Industry Zoning District and authorize By Right under certain conditions in the I-2 Heavy Industry Zoning District**
- B. Amend “Mortuary” to authorize by Special Use Permit with standard Conditions in the AG-2 Agriculture Zoning District.**

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☛ **Case 536-V-06** Petitioner: **Scott Adair**

Request: **Authorize the division of a lot that is 4.863 acres in area instead of the required minimum area of more than 5 acres in order for a lot to be divided, in the AG-2 Zoning District.**

Location: **Lot 2 of Continuin' Winds Subdivision which is commonly know as the house at 4011 East Airport Rd, Urbana.**

7. Staff Report

8. Other Business

A. October 26, 2006, ZBA Meeting location

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

10. Adjournment

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