

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **December 14, 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 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
5. Continued Public Hearings

Case 520-AM-05 Petitioner: **Gene and Carolyn Bateman**

Request: **Amend the Zoning Map to allow for the development of 2-single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **Approximately seven acres of an existing 62.20 acre parcel in the East Half of the Northeast Quarter of Section 29 of Newcomb Township that is commonly known as the farm field that borders the south side of CR 2600N and the west side of CR 200N.**

6. New Public Hearings

Case 562-AM-06 Petitioner: **Ivanhoe Partners, LLC and Jason Barickman, agent**

Request: **Amend the Zoning Map to change the zoning district designation from the R-2 Single Family Zoning District to the R-5 Manufactured Home Park Zoning District.**

Location: **The West 500 feet of the South 1,722.12 feet of the Southeast Quarter of Section 4 of Urbana Township comprising approximately 19.065 acres and that is commonly known as the blocks surrounding Richard Drive and Gurth Drive and the west side of Ivanhoe Drive in the Ivanhoe Estates Manufactured Home Park at 26 Ivanhoe Drive, Urbana.**

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***Case 563-S-06** Petitioner: **Ivanhoe Partners, LLC and Jason Barickman, agent**

Request: **Authorize the ongoing use of a Manufactured Home Park as a Special Use in the R-5 Manufactured Home Park District, with waivers of the following standard conditions for Manufacture Home Parks including, but not limited to the following: setbacks for manufactured homes in regards to private accessways, entrances, and others; individual manufactured home site area; paved outdoor living area; 50 feet separation distance of parking and driveways from public rights-of-way; and a cul-de-sac length of 300 feet.**

Location: **A 40.83 acre tract in the Southeast Quarter of Section 4 of Urbana Township is commonly known as the Ivanhoe Estates Manufactured Home Park at 26 Ivanhoe Drive, Urbana.**

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***Case 564-V-06** Petitioner: **Ivanhoe Partners, LLC and Jason Barickman, agent**

Request: **Authorize the ongoing use of a Manufactured Home Park with the following variances:**

Part A: A setback of 10 feet in lieu of the required 45 feet in regard to I-74, a major street; and

Part B: A setback of 30 feet in lieu of the required 35 feet from Brownfield Road, a collector street; and

Part C: A setback of 5 feet in lieu of the required 35 feet from Perkins Road, A collector street; and

Part D: A side yard of 10 feet in lieu of the required 15 feet.

Location: **A 40.83 acre tract in the Southeast Quarter of Section 4 of Urbana Township and commonly known as the Ivanhoe Estates Manufactured Home Park at 26 Ivanhoe Drive, Urbana.**

7. Staff Report
8. Other Business
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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