

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **December 27, 2007**
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

(Petitioner requests continuance date)

***Case 587-S-07** Petitioner: **Mark & Julie Hardy d.b.a. Hardy's Reindeer Ranch**
Request: **Authorize the use and expansion of a Major Rural Specialty Business previously authorized in Case 223-S-00 as a Special Use in the AG-1 Zoning District, with waivers of the standard conditions for Major Rural Specialty Businesses limiting building area devoted to sales display or recreational commercial use to less than 5,000 square feet and prohibiting the sale of alcoholic beverages not produced on the premises.**

Location: **A 5.24 acre tract and portions of adjacent tracts totaling 23.4 acres in the South half of the Southwest Quarter of the Southeast Quarter of Section 5 in Township 21N, Range 9E in Rantoul Township, and commonly known as Hardy's Reindeer Ranch located at 1356 CR 2900N, Rantoul.**

***Case 595-V-07** Petitioner: **Jonathan J. Allen and Amanda K. Hughey-Allen**

Request: **Authorize the construction of a single family dwelling with a setback of 40 feet and a front yard of zero feet in lieu of the required setback of 55 feet and front yard of 5 feet, in regard to Third Street, a minor street, and a setback of 59 feet and front yard of 29 feet in lieu of the required setback of 75 feet and front yard of 30 feet, in regard to County Highway 23, a collector street, in the R-2 Zoning District.**

Location: **Lots 2, 3, and 4, except the West two feet, in Block 6, in Henry Behren's First Addition to the Town of Dewey in Section 34 of East Bend Township and commonly known as the house at 2 Third Street, Dewey.**

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6. New Public Hearings

***Case 598-V-07** Petitioner: **196 North Dearborn Street, LLC and John Betenia**

Request: **Authorize the construction of a dry-cleaning pick-up facility with a side yard of seven feet in lieu of the required 10 feet and a rear yard of five feet and seven inches in lieu of the required 20 feet in the I-1 Industrial Zoning District.**

Location: **Lots 213, 214, 215, 216,217 and 218 in Wilber Heights Subdivision in Section 31 of Somer Township and commonly known as Mickey's Linen at 217 and 221 Paul Avenue, Champaign.**

(Case has been withdrawn)

***Case 599-FV-07** Petitioner: **Richard and Lynette Kiss and Kraft Homes, Inc.**

Request: **Authorize the following variances from the Champaign County Special Flood Hazard Areas Ordinance:**

A. Authorize the occupancy of a dwelling in which the top of the lowest floor is 4.56 inches above the Base Flood Elevation (100-year floodplain) instead of 1.0 foot above the Base Flood Elevation.

B. Authorize the occupancy of an attached residential garage in which the top of the lowest floor is 0.48 inches above the Base Flood Elevation (100-year floodplain) instead of 1.0 foot above the Base Flood Elevation.

Location: **Lot 37 of the Meadows Subdivision in Section 36 of Newcomb Township and commonly known as the house at 2408 Appaloosa Lane, Mahomet.**

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.**