

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 25, 2008**
Time: **7:00 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 622-AM-08 Petitioner: **Bob and Marion Smith d.b.a. Bill Smith Auto Parts**

Request: **Amend the Zoning Map to change the zoning district designation from the B-4, General Business Zoning District to the I-2, Heavy Industry Zoning District.**

Location: **Lot 2 of Lee Industrial Subdivision in Section 33 of Somer Township and commonly known as Bill Smith Auto Parts at 1851 CR 1475 E, Urbana.**

6. New Public Hearings

***Case 620-S-08** Petitioner: **Mennenga Construction, Inc., and Merl Mennenga, President and co-owner and Phyllis Mennenga, Secretary and co-owner**

Request: **Authorize the construction and use of a two-family dwelling as a Special Use in the R-1, Single Family Residence Zoning District.**

Location: **Lot 1 in Hazel Thompson's Subdivision of Lots 1 and 2 of Block 5 Of Parkview Subdivision in Section 8 of Urbana Township and commonly known as the house at 109 Country Club Road in Urbana.**

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***Case 628-V-08** Petitioner: **Virgil and Susie Roderick**

Request: **Authorize the following in the I-1, Light Industry District:**

- A. The construction and use of an industrial building with two side yards that are each one foot in width in lieu of the required 10 feet.**
- B. The use of a loading berth with a side yard of one foot in lieu of the required side yard of 5 feet.**
- C. The use of a parking space with a front yard of zero feet in lieu of the required front yard of 10 feet and a side yard of one foot in lieu of the required side yard of five feet.**
- D. The use of a parking space with a front yard of five feet in lieu of the required front yard of 10 feet and a side yard of one foot in lieu of the required side yard of five feet.**

Location: **Lots 109, 110, 131, and 132 in Wilbur Heights Subdivision in Section 31 of Somer Township and commonly known as the house at 311 Paul Avenue and the vacant lot at 312 Wilbur Avenue in Champaign.**

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.**