

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 25, 2014**
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 (August 28, 2014)
5. Continued Public Hearings

**Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.**

Case 766-AM-13 and Case 767-S-13 Petitioner: Eric L. Sebens d.b.a. Prairieview Landscaping

Case 766-AM-13 Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order to authorize the proposed Special Use in related zoning Case 767-S-13, on the subject property below.**

*Case 767-S-13 Request: **On the subject property described below, authorize the following as a Special Use in the B-1 Rural Trade Center Zoning District:**

Part A. Authorize multiple principal buildings on the same lot consisting of the following:

- (1) a landscape contractor's facility with outdoor storage that was originally authorized in Case 101-S-97; and
- (2) Self-Storage Warehouses, providing heat and utilities to individual units as a special use proposed in Part B.

Part B. Authorize the construction and use of Self-Storage Warehouses, providing heat and utilities to individual units as a special use.

Location: **A 5-acre tract in Tolono Township in the East Half of the Southeast Quarter of the Northeast Quarter of Section 9 of Township 18 North, Range 8 East of the Third Principal Meridian and commonly known as Prairieview Landscaping at 1069 CR 900E, Champaign.**

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6. New Public Hearings

***Case 784-V-14** Petitioner: **Jerry O. Kalk and Barbara J. Kalk**
Request: **Authorize the following in the AG-1 Agriculture Zoning District:**

Part C. Variance for a side yard for a dwelling of 10 feet 10 inches in lieu of the minimum required 15 feet.

Part D. Variance for a side yard for a detached accessory building (garage) of 3 feet in lieu of the minimum required 10 feet.

Location: **A ¼ acre tract in Ogden Township in the West Half of the Northwest Quarter of the Northeast Quarter of Section 17 of Township 19N Range 14E of the Second Principle Meridian and commonly known as the home at 1592 County Road 2650E, Ogden.**

***Case 786-V-14** Petitioner: **Toby Drollinger**
Request: **Authorize the following Variance in the R-1 Single Family Residence Zoning District:**

Part A. A proposed detached garage with a side yard of 3 feet in lieu of the minimum required 5 feet.

Part B. An existing detached shed located in a utility easement in lieu of the requirement that no construction shall take place in a recorded utility easement and with a side yard of 0 inches in lieu of the minimum required 5 feet.

Part C. A second detached shed located in a utility easement in lieu of the requirement that no construction shall take place in a recorded utility easement and with a side yard of 1 foot 7 inches in lieu of the minimum required 5 feet.

Location: **Lot 99 in Block 6 of the Edgewood Subdivision in Section 10 in Urbana Township and commonly known as the residence at 2404 John Drive, Urbana.**

7. Staff Report

8. Other Business
A. Review of Docket

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

10. Adjournment

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