

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 27, 2005**
Time: **7:00 p.m.**
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

Use Northeast parking lot via Lierman Avenue 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 REGISTER

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (April 28, 2005) _____
5. Continued Public Hearings

Case 455-AM-04 Petitioner: **David and Lynn Borchers**

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to B-4, General Business.**

Location: **A 26,524 square feet tract in the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 8 of Champaign Township that abuts the west side of Staley Road and is located approximately 1/4 mile north of the intersection of Staley Road and Illinois Route 10 and that is commonly known as a house at 205 South Staley Road, Champaign.**

✱**Case 473-V-04** Petitioner: **David and Lynn Borchers**

Request: **Authorize the separate use of a nonconforming lot that is in common ownership with all adjacent land and that is without either a connected public sanitary sewer system or a connected public water supply system and with an area of 26,524 square feet instead of the required 30,000 square feet in the AG-2, Agriculture District.**

Location: **(See Case 455-AM-04)**

Case 457-AM-04 Petitioner: **Jeffrey J. Bentley d.b.a. Bentley Contractors Corporation and David and Lynn Borchers**
(as amended on October 07, 2005)

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to B-4, General Business.**

Location: **Part A: Lots 1 and 2 of the James W. Townley Subdivision that are commonly known as two vacant lots at 211 & 215 South Staley Road, Champaign. This property is also the subject of a petition for a Special Use in related zoning case 458-S-04.**

Part B: An approximately 5 acre tract of land in the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8 of Champaign Township that is commonly known as the house at 301 South Staley Road, Champaign.

Part C: An approximately 5 acre tract of land in the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8 of Champaign Township that is commonly known as the house at 309 South Staley Road, Champaign.

✱**Case 458-S-04** Petitioner: **David and Lynn Borchers**

Request: **Authorize the establishment and use of more than two principal structures on one lot pursuant to Case 457-AM-04.**

Location: **(See Case 457-AM-04)**

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☛ **Case 461-S-04** Petitioner: **Mark Thompson**

Request: **Authorize the establishment and use of an Organized Camp as a Special Use in the CR, Conservation Recreation Zoning District, and to waive, as described in the application, the standard conditions for an Organized Camp requiring a 100 feet setback from the centerline of the public street.**

Location: **Approximately 96 acres of land located in the West ½ of the Southwest 1/4 and the West ½ of the Northeast 1/4 of the Southwest 1/4 of Section 17 of East Bend Township that is bordered on the west by CR 700E and on the south by CR 3300N and this is commonly known as the farm located at 3333 CR 700E, Fisher.**

☛ **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 519-AM-05 Petitioner: **Clinton C. Atkins d.b.a. The Atkins Group and David and Lynn Borchers**

Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to I-1, Light Industry.**

Location: **Part A: The north approximately 21 acres of land in the Northeast 1/4 of the Southeast 1/4 of Section 8 of Champaign Township and that is commonly known as the farmground south of Interstate 72 and east of Staley Road and that is adjacent to and north of the house at 203 South Staley Road, Champaign.**

Part B: Lot 3 of the James W. Townley Subdivision that is commonly known as the house at 203 South Staley Road, 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.