

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **November 16, 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

(Note: Case must be dismissed, see memorandum)

***Case 498-S-05 Petitioner: Helen Willard and Steven and Shirley Willard; and rock the shed, inc. a non-profit corporation with Directors and Officers Steven Willard, Micah Boyce Sherry Newton, Brian Maroon and Peter Ruedi**

Request: Authorize the establishment and use of the following as a Special Use in the AG-2, Agriculture Zoning District:

Part A: A Private Indoor Recreational Development

Location: A 29 acre tract in the Northwest ¼ of the Southeast ¼ of Section 36 of Newcomb Township and located east of CR 550E and north of CR 2425N at the corner of CR 550E and CR 2425N and commonly known as the home and property at 556 CR 2425N, Dewey.

Case 542-AM-06 Petitioner: Louis and Joann Wozniak

Request: Amend the Zoning Map to allow for the development of 37 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.

Location: An 81.15 acre tract of land located in the East ½ of the Southwest ¼ of Section 22 of Newcomb Township and located on the west side of Illinois Route 47 and between CR 2600N and CR 2650N.

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6. New Public Hearings

***Case 556-V-06** Petitioner: **David and Phyllis Hasty**

Request: **Authorize the separate use of nonconforming lots of record that are currently in common use in the R-1, Single Family Zoning District as follows:**

Part A:

The use and replacement of an existing nonconforming dwelling with a front yard of 24 feet in lieu of the required 25 feet in regard to Fifth Street, a minor street; and the use and replacement of an existing nonconforming detached garage with a setback of 45 feet and a front yard of 12 feet in lieu of the required 55 feet and 25 feet in regard to Park Street, a minor street; and with a lot area of 17,619 square feet and an average lot width of 133.4 feet in lieu of the required minimum lot area of 30,000 square feet and the required minimum average lot width of 150 feet without a connected public sanitary sewer system.

Location: **Lots 1 and 2 and the north 47 feet of the east 21 feet of Lot 3 in Block 4 Lamar Foo's Children's Addition to the Village of Fooseland and commonly known as the house at 101 Fifth Street, Fooseland.**

Part B:

The construction and use of a dwelling without a connected public water supply system and without a connected public sanitary sewer system and with a lot area of 15,645 square feet and an average lot width of 118.5 feet in lieu of the required minimum lot area of 30,000 square feet and the required minimum average lot width of 150 feet.

Location: **Lots 4 and 3 except for the north 47 feet of the east 21 feet of Lot 3 in Block 4 of Lamar Foo's Children's Addition to the Village of Fooseland and commonly known as the house at 101 Fifth Street, Fooseland.**

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.**