

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 28, 2007**
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 555-AM-06: Petitioner: **James T. Battle**

Request: **Amend the Zoning Map to change the zoning district designation from the B-3, Highway Business Zoning District to the B-4, General Business Zoning District.**

Location: **A 5.0 acre tract located in the Northeast ¼ of the Northeast ¼ of Section 24 of Hensley Township and commonly known as the field north of the I-57 interchange in Section 24 of Hensley Township.**

***Case 563-S-06** Petitioner: **Ivanhoe Partners, LLC and Jason Barickman, agent**

Request: **Authorize the ongoing use of a Manufactured Home Park as a Special Use in the R-5 Manufactured Home Park District, with waivers of the following standard conditions for Manufactured Home Parks including, but not limited to the following: setbacks for manufactured homes in regards to private accessways, entrances, and others; individual manufactured home site area; paved outdoor living area; 50 feet separation distance of parking and driveways from public rights-of-way; and a cul-de-sac length of 300 feet.**

Location: **A 40.83 acre tract in the Southeast Quarter of Section 4 of Urbana Township
that
is commonly known as the Ivanhoe Estates Manufactured Home Park at 26
Ivanhoe Drive, Urbana.**

6. New Public Hearings

***Case 577-V-07** Petitioner: **Sandra Marshall and Lee Jones**

Request: **Part A:
In the AG-2 Agriculture Zoning District, authorize the use of a lot without a connected public sanitary sewer system or a connected public water supply with a lot area of approximately 9,000 square feet in lieu of the required 30,000 square feet and an average lot width of 37.5 feet in lieu of the required 150 feet; and the ongoing use and reconstruction of a nonconforming dwelling and the construction and use of an addition to an existing nonconforming dwelling with three side yards of six feet in lieu of the required ten feet, and a yard abutting a rear yard of six feet in lieu of the required 20 feet.**

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***Case 577-V-07 cont:**

Location: **Generally the East Half of the West Half of Lot 1 in the Key's Subdivision in Section 5 of Township 21N, Range 10E of the Third Prime Meridian in Rantoul Township and commonly known as the house at 1969 CR 3000N, Rantoul.**

Part B:

In the AG-2 Agriculture Zoning District, authorize the use of a lot without a connected public sanitary sewer system or a connected public water supply system with a lot area of approximately 9,000 square feet in lieu of the required 30,000 square feet and an average lot width of 54 feet in lieu of the required 150 feet and the use and construction of a single family dwelling with a rear yard of 16 feet in lieu of the required 20 feet.

Location: **Generally the West Half of the West Half of Lot 1 in the Key's Subdivision in Section 5 of Township 21N, Range 10E of the Third Prime Meridian in Rantoul Township and commonly known as the guest house at 1969 CR 3000N, Rantoul.**

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.**