

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: September 30, 2004
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

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (January 15, 2004; February 12, 2004; and March 11, 2004)
5. Continued Public Hearings

Case 450-S-04 Petitioner: **William L. Brown**
Request: **Authorize the construction and use of a Self-Storage Warehouse, not providing heat and utilities to individual units, in the AG-2, Agriculture Zoning District.**
Location: **The subject property consists of a tract in the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 25 of Hensley Township, commonly known as 3.2 acre tract located east of CR 1100 E (Prospect Avenue) and north of Interstate 57, Champaign.**

6. New 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 foot 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 456-AM-04 Petitioner: **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: **Lot 3 of the James W. Townley Subdivision that is commonly known as a house at 203 Staley Road, Champaign.**

Case 457-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: **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.**

Case 458-S-04 Petitioner: **David and Lynn Borchers**
Request: **Authorize the establishment and use of more than two principal structures.**
Location: **(See Case 457-AM-04)**

7. Staff Report
8. Other Business
 - A. Schedule of township hearings for Comprehensive Zoning Review (CZR) and proposed amendment to Zoning Board of Appeals Bylaws to provide for hearing officer conduct of CZR township hearings
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment