

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **November 9, 2004**  
Time: **6:30 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
5. Continued Public Hearings
6. New Public Hearings

**Case 462-V-04** Petitioner: **Louis and Jo Ann M. Wozniak**

Request: **Authorize the construction and use of a dwelling on a lot in the CR Conservation Recreation Zoning District with the following variances:**

- A. an average lot width of 160 feet instead of the required 200 feet minimum average lot width; and
- B. that does not abut a public street right of way nor a private accessway but has access to CR 2425N by means of a shared easement of access that is 60 feet wide.

Location: **The East 5.56 acres of an existing 23.16 acre tract that borders the north side of the Sangamon River and is partially located in the West 1/2 of the West 1/2 of the East 1/2 of the fractional Section 2 of Mahomet Township and also partially located in both the South 1/2 of the Southwest 1/4 of the Southeast 1/4 and the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35 of Newcomb Township and is commonly known as a residential lot at 401C CR 2425N, Mahomet.**

**Case 464-V-04** Petitioner: **Robert and Anna Roberts**

Request: **Authorize the following variances in relation to CR 900N (a local street):**

- A. authorize the construction and use of a detached garage with a front yard of 7 feet instead of the required front yard of 25 feet and a setback from the centerline of CR 900N of 37 feet instead of the required setback of 55 feet; and
- B. authorize the replacement of a nonconforming dwelling with a front yard of 4 feet instead of the required front yard of 25 feet and a setback from the centerline of CR 900N of 34 feet instead of the required setback of 55 feet.

Location: **A one acre tract in the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 24 of Philo Township and located in the southeast corner of the intersection of CR 900N and CR 1700E and commonly known as a residence at 1701 CR 900N, Philo.**

**Case 468-AM-04** Petitioner: **The Knox Family Trust One, U/A/D, 12/11/90, and Larry Knox, Trustee**

Request: **Amend the Zoning Map to allow for the development of 6 single family residences on 7 lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 10.45 acre tract of land located in the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 21 of East Bend Township and that fronts on the east side of both Greenwood Drive and CR 850E and the north side of CR 3200N and is located approximately one half mile west of the intersection of CR 3200N and CR 900E.**



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**Case 475-AT-04** Petitioner: **Zoning Administrator**

Request: **Modify Paragraph 9.1.5(B) to expand the power and duty of a Hearing Officer to the extent allowed by Illinois statute.**

7. Staff Report
  8. Other Business
  9. Audience Participation with respect to matters other than cases pending before the Board
  10. Adjournment
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