

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: February 03, 2005
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: (December 30, 2004)
5. Continued Public Hearings

Case 459-AM-04 Petitioner: **Tim and Cindy Woodard and Chris Creek**

Request: **Amend the Zoning Map to allow for the development of 10 single family residential lots, (as amended on November 24, 2004) in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 40 acre tract of land in the Northeast 1/4 of the Northwest 1/4 of Section 36 of Newcomb Township and fronts on the south side of CR 2500 N and on the west side of CR 4400 E at the intersection of CR 2500 N and CR 550 E.**

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.**

6. New Public Hearings

Case 474-V-04 Petitioner: **Robert L. and Marilyn J. Innes**

Request: **Authorize the use of an existing storage shed in the AG-1, Agriculture Zoning District with the following variances:**

- (1) the shed is located 18 feet from the front property line along CR 100N (a township road) instead of the minimum required distance of 25 feet; and
- (2) the shed is located 48 feet from the centerline of CR 1100N (a township road) instead of the minimum required distance of 55 feet.

Location: **A two acre tract of land that is located in the NE1/4 of the NE1/4 of the NW1/4 of Section 8 of Philo Township and that is located in the southeast corner of the intersection of CR 1100N and CR 1350E and that is commonly known as a residence at 11353 CR 1100N, Philo**

Case 476-S-04 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: **Authorize the expansion and use of a self-storage warehouse, not providing heat and utilities to individual units, as a Special Use in the AG-2, Agriculture Zoning District.**

Location: **A 2.9 acre tract of land in the W1/2 of the W1/2 of the NW1/4 of Section 25 of Hensley Township and that is located on the west side of CR 1100E (Prospect Avenue) and adjacent to the south right of way line of Interstate 57 and that is commonly known as a existing self-storage warehouse located at 4201 North Prospect Avenue, Champaign.**

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Case 482-V-04 Petitioner: **Lester Johnson, Lucinda Schneider and Wilbur Street, agent**

Request: **Subject to approval as a Special Use in the AG-2, Agriculture Zoning District in related Case 476-S-04, authorize the expansion and use of an existing self-storage warehouse, not providing heat and utilities to individual units, with the following variances:**

Part A: The self storage warehouse is proposed to be located 6 feet from the rear lot line instead of the minimum otherwise required distance of 20 feet.

Part B: The dry-bottom stormwater detention basin is proposed to be located with following variances:

1. The basin is proposed to be located 12 feet from the front property line Prospect Avenue (an urban arterial street) instead of the minimum distance of 30 feet; and

2. The basin is proposed to be located 69 feet from the centerline of Prospect Avenue (an urban arterial street) instead of the minimum required distance of 75 feet.

Location: **A 2.9 acre tract of land in the W1/2 of the W1/2 of the NW1/4 of Section 25 of Hensley Township and that is located on the west side of CR 1100E (Prospect Avenue) and adjacent to the south right of way line of Interstate 57 and that is commonly known as an existing self-storage warehouse located at 4201 North Prospect Avenue, Champaign.**

7. Staff Report

8. Other Business

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment
