

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: June 30, 2005  
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 (August 12, 2004)
5. Public Hearing for Remanded Case

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

**Request:** Amend the Zoning Map to allow for the development of 7 single family residential lots (as amended on June 15 2005) in the CR, Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.

**Location:** An approximately 27.730 acre tract of land that is located in the Northeast 1/4 of the Northwest 1/4 of Section 36 of Newcomb Township and fronts on the south side of CR 2500N and on the west side of CR 550E at the intersection of CR 2500N and CR 550E and that is also known generally as Lot 4 and portions of Lots 2 and 3 of the proposed Summerfield Subdivision that is currently being subdivided with the Village of Mahomet.

6. Continued Public Hearings

### **Case 479-S-04** Petitioner: **Gary Brummet, DVM, d.b.a. A&E Animal Hospital**

**Request:** Authorize the expansion and use of an existing veterinary hospital where animals are kept temporarily outside of the kennel as a Special Use in the AG-2, Agriculture Zoning District.

**Location:** A 2.2 acre tract of land in the North 1/2 of the North 1/2 of the Northeast 1/4 of Section 27 of Urbana Township and that is commonly known as the A&E Animal Hospital located at 3003 East Windsor Road, Urbana.

### **Case 461-S-04** Petitioner: **Mark Thompson**

**Request:** Authorize the establishment and use of an Organized Camp as a Special Use in the CR, Conservation Recreation Zoning District, and to waive, as described in the application, the standard conditions for an Organized Camp requiring a 100 feet setback from the centerline of the public street.

**Location:** Approximately 96 acres of land located in the West 1/2 of the Southwest 1/4 and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 17 of East Bend Township that is bordered on the west by CR 700E and on the south by CR 3300N and this is commonly known as the farm located at 3333 CR 700E, Fisher.

7. New Public Hearings

**Case 493-S-05 Petitioner: Green Island, Incorporated and William Bagby, agent and a major share holder; and Dr. Ronald Marusarz (a major shareholder); and Rev. Dadaji Madhuvidyananada (a major shareholder)**

**Request: Authorize the establishment and use of a Private Club as a Special Use in the CR, Conservation Recreation Zoning District.**

**Location: Lot 3 of the Green Island Incorporated Subdivision which is known as a vacant lot on the east side of High Cross Road with street address of approximately 2312 High Cross Road, Urbana.**

8. Staff Report

9. Other Business

**A. Amendment of ZBA By-Laws Article 6-Procedure regarding cross examination in zoning cases.**

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

11. Adjournment

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