

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **May 11, 2006**
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 Art Bartell Dr.
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 (October 13, 2005 and December 15, 2005)
5. Continued Public Hearings

Case 497-AM-05 Petitioner: **Helen Willard and Steven and Shirley Willard**

Request: **Amend the Zoning Map to change the zoning designation from CR-Conservation Recreation to AG-2, Agriculture.**

Location: **A 29 acre tract in the Northwest ¼ of the Southeast ¼ of Section 36 of Newcomb Township and located east of CR 550E and north of CR 2425N at the corner of CR 550E and CR 2425N and commonly known as the home and property at 556 CR 2425N, Dewey.**

***Case 498-S-05** Petitioner: **Helen Willard and Steven and Shirley Willard; and rock the shed, inc. a non-profit corporation with Directors and Officers Steven Willard, Micah Boyce Sherry Newton, Brian Maroon and Peter Ruedi**

Request: **Authorize the establishment and use of the following as a Special Use in the AG-2, Agriculture Zoning District:**

**Part A: A Private Indoor Recreational Development
Part B: A Church**

Location: **A 29 acre tract in the Northwest ¼ of the Southeast ¼ of Section 36 of Newcomb Township and located east of CR 550E and north of CR 2425N at the corner of CR 550E and CR 2425N and commonly known as the home and property at 556 CR 2425N, Dewey.**

***Case 536-V-06** Petitioner: **Scott Adair**

Request: **Authorize the division of a lot that is 4.863 acres in area instead of the required minimum area of more than 5 acres in order for a lot to be divided, in the AG-2 Agriculture Zoning District.**

Location: **Lot 2 of Continuin' Winds Subdivision which is commonly known as the house at 4011 East Airport Rd, Urbana.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
MAY 11, 2006
PAGE 2

(NOTE: NEW CASES TO BE OPENED WITH NO TESTIMONY AND CONTINUED TO A LATER DATE.)

- *Case 531-V-05** Petitioner: **Erick W. Miner, Jan Nussbaum and Steve Aubry, d.b.a. Central Illinois Trucks, Inc.**
- Request: **Authorize the establishment and use of an on-premises advertising sign that is 200 square feet in area instead of the maximum allowable area of 75 square feet and that is 65 feet tall instead of the maximum allowable height of 35 feet, in the B-4, General Business Zoning District.**
- Location: **An approximately 15 acre tract in the East ½ of the Northeast ¼ of the Northeast ¼ of Section 24 of Hensley Township and located between Leverett Rd. and Interstate 57 and that is commonly known as the field on the west side of Leverett Rd at the Interstate 57 interchange on Leverett Rd and also known as 148 Leverett Rd, Champaign.**
- *Case 532-V-05** Petitioner: **John L. and Dawn M. Cooley**
- Request: **Authorize the following variances in the R-2, Single Family Zoning District:**
- A. Authorize the construction and use of an addition to a dwelling with a rear yard of 4 feet instead of the required rear yard of 20 feet;**
 - B. Authorize the construction and use of a detached carport with a side yard of 2 feet instead of the required side yard of 5 feet;**
 - C. Authorize the replacement of a nonconforming detached garage with a side yard of 2 feet instead of the required side yard of 5 feet with a rear yard of 4 feet instead of the required rear yard of 5 feet;**
 - D. Authorize a lot with 44% of the lot area covered by building area instead of a maximum allowed 30% of the lot area covered by building area.**
- Location: **Lot 310 of Scottswood 6th Subdivision commonly known as the residence at 2706 High Court, Urbana.**
- * Case 541-S-06** Petitioner: **Fisher Farmers Grain & Coal Company and Louis Schwing, Manager**
- Request: **Authorize the use and expansion of an existing grain elevator that is 250 feet in height as a Special Use Permit in the I-1, Light Industry Zoning District.**
- Location: **Approximately 10.50 acres in the North ½ of the Northeast ¼ of the Southwest ¼ of Section 34 of East Bend Township and commonly known as the Fisher Farmers Grain and Coal Company located on One Main Street in Dewey.**

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.**