

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **August 31, 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 Lierman Ave.,
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 (May 11, 2006)
5. Continued Public Hearings

Case 520-AM-05 Petitioner: **Gene Bateman**

Request: Amend the Zoning Map to allow for the development of 5 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.

Location: The North 631.0 feet of the East 1,1042.7 feet and the South 545 feet of the North 1,960.0 feet of the East 641.0 feet, all of the East ½ of the NE ¼ of Section 29 of Newcomb Township and fronting on the south side of CR 2600N and on the west side of 200E and commonly known as the farmland in the Southwest corner of the intersection of CR 2600N and CR 200E.

Case 542-AM-06 Petitioner: **Louis and Joann Wozniak**

Request: Amend the Zoning Map to allow for the development of 37 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.

Location: An 81.15 acre tract of land located in the East ½ of the Southwest ¼ of Section 22 of Newcomb Township and located on the west side of Illinois Route 47 and between CR 2600N and CR 2650N.

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***Case 535-S-06** Petitioner: **Traci Lipps**

Request: **Authorize the construction and use of a pond that is five acres in area in the AG-1, Agriculture Zoning District.**

Location: **A 37-acre tract in the Southwest Quarter of the Northeast Quarter of Section 36 of Somer Township and commonly known as the field on the North side of Oaks Road approximately one-half mile west of Cottonwood Road.**

***Case 544-V-06** Petitioner: **Myrna Orenic and Stephen Bozdech**

Request: **Part A: Authorize the use of a nonconforming lot of record without a connected public water supply system and without a connected public sanitary sewer system and with a lot area of 23,175 square feet and an average lot width of approximately 72 feet in lieu of the required minimum lot area of 30,000 square feet and the required minimum average lot width of 150 feet, in the R-1, Single Family Zoning District; and**

Part B: Authorize the use of a nonconforming lot of record without a connected public water supply system without a connected public sanitary sewer system and with a lot area of 22,181 square feet and an average lot width of approximately 75 feet in lieu of the required minimum lot area of 30,000 square feet and the required minimum required lot width of 150 feet, in the R-1 Single Family Zoning District.

Location: **Part A: Lot 34 of the Spring Lake Subdivision and commonly known as the vacant lot at 1705 W Northshore Dr, Mahomet.**

Part B: Lot 35 of the Spring Lake Subdivision and commonly known as the house a 1707 W Northshore Dr, Mahomet.

6. New Public Hearings
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.**