

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 28, 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 (July 27, 2006)
5. Continued Public Hearings

**\*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 506-AM-06** Petitioner: **Ted Rund**

Request: **Amend the Zoning Map to change the zoning district designation from B-3, Highway Business Zoning District to B-4, General Business Zoning District.**

Location: **Lots 15 and 16 in Stern's Industrial Subdivision that are commonly known as the Salt and Light Building at 1512 W. Anthony Drive, Champaign.**

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6. New Public Hearings

**\*Case 548-S-06**    Petitioner: **James Lowry d.b.a. Lowry Stables**

Request: **Authorize the use and expansion of an existing riding stable previously authorized as Case 185-S-99 as a Special Use Permit in the AG-1, Agriculture Zoning District.**

Location: **Approximately 31.00 acres in the Southwest ¼ of the Southwest ¼ of Section 17 of Scott Township and commonly known as Lowry Stables located at 1522 CR 100E in Seymour.**

**\*Case 549-S-06**    Petitioner: **Jeff Scruggs, d.b.a. Cook Portable Warehouses and James Burch, d.b.a. James Burch Commercial and Industrial Real Estate**

Request: **Authorize the following as Special Use:**  
**A. Authorize the ongoing use of a Real Estate office as a principal use; and**  
**B. Authorize the establishment of a Portable Storage Building office as a second principal use.**  
**And to waive the standard condition requiring 20 feet of separation between two principal structures on one lot.**

Location: **Approximately 6.15 acres, lying North of Anthony Dr, in the Northwest Quarter of the Northwest Quarter of Section 2 of Champaign Township and commonly known as the vacant field at 2404 N Mattis Ave, Champaign.**

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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**\* Administrative Hearing. Cross Examination allowed.**