

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING**

Date: **November 30, 2006**
Time: **6:30 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
5. Continued Public Hearings

Case 555-AM-06: Petitioner: James T. Battle

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

Petitioner: **A 5.0 acre tract located in the Northeast ¼ of the Northeast ¼ of Section 24 of Hensley Township and commonly known as the field north of the I-57 interchange in Section 24 of Hensley Township.**

6. New Public Hearings

***Case 559-V-06: Petitioner: Tim Hyde**

Request: **Authorize the following on a nonconforming lot of record in the R-1 Single Family Residence Zoning District:**

- A. **The replacement and use of an existing nonconforming dwelling with a front yard of 13.5 feet and a setback of 43.5 feet, in respect to CR 2485N, a minor street, in lieu of the required 25 foot front yard and 55 foot setback; and a setback of 48 feet, in respect to CR 2095E, a minor street, in lieu of the required 55 foot setback; and**
- B. **The replacement and use of an existing shed with a side yard of 1.9 feet and a rear yard of 3.68 feet, both in lieu of the required 5 feet; and**
- C. **The construction and use of a garage with a front yard of 21.7 feet and a setback of 41.7 feet, in lieu of the required front yard of 25 feet and required setback of 55 feet; and a side yard of 7 feet;**

Location: **Lot 14 of Kienietz Subdivision in Section 33 of Compromise Township and commonly known as the dwelling at 2095 CR 2485N, Thomashoro.**

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***Case 560-S-06:** Petitioner: **The Hindu Temple & Cultural Society of Central Illinois and Shiv Kapur**

Request: **Authorize the establishment and use of Temple and Cultural Center as Special Use in the AG-1, Agriculture Zoning District.**

Location: **A 40 acre parcel that is South ½ of the North ½ of the Southwest ¼ of Section 14 of Hensley Township, except for the North 100 feet of the West 350 feet of said area, and located on the east side of County Highway One and that is commonly known as the field north of Thor-O-Bred Acres Subdivision.**

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.**