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

Date: July 12, 2007 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

that

- 4. Approval of Minutes
- 5. Continued Public Hearings

*Case 563-S-06 Petitioner: Ivanhoe Partners, LLC and Jason Barickman, ag	ent
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Request: Authorize the ongoing use of a Manufactured Home Park as a Special Use in the R-5 Manufactured Home Park District, with waivers of the following standard conditions for Manufactured Home Parks including, but not limited to the following: setbacks for manufactured homes in regards to private accessways, entrances, and others; individual manufactured home site area; paved outdoor living area; 50 feet separation distance of parking and driveways from public rights-of-way; and a cul-de-sac length of 300 feet.

- Location: A 40.83 acre tract in the Southeast Quarter of Section 4 of Urbana Township is commonly known as the Ivanhoe Estates Manufactured Home Park at 26 Ivanhoe Drive, Urbana.
- \*Case 577-V-07 Petitioner: Sandra Marshall and Lee Jones
  - Request: In the AG-2 Agriculture Zoning District, authorize the reconstruction of a nonconforming dwelling and the construction and use of an addition to the dwelling with a side yard of six feet in lieu of the required ten feet.

commonly known as the house at 2444 CR 1700E, Thomasboro.

- Location: The West Half of Lot 1 in the Key's Subdivision in Section 5 of Township 21N, Range 10E of the Third Principal Meridian in Rantoul Township, and commonly known as the south building at 1969 CR 3000N, Rantoul.
- New Public Hearings
  \*Case 585-V-07 Petitioner: Betsy Beauman & Brian Trask
  Request: Authorize the use and construction on a nonconforming 10 acre lot proposed to be increased to 13.2 acres on best prime farmland in lieu of the required 3 acre lot size on best prime farmland.
  Location: A 13.2 acre tract in the North Half of the Northwest Quarter of the Southwest Quarter of Section 36 of Township 21N, Range 9E in Rantoul Township and
- 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.