

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 29, 2006**
Time: **7:00 p.m.**
Place: **Lyle Shields Meeting Room**
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 (February 16, 2006 and April 13, 2006)
5. Continued Public Hearings

***Case 461-S-04** Petitioner: **Mark Thompson**

Request: **Authorize the establishment and use of an Organized Camp as a Special Use in the CR, Conservation Recreation Zoning District, and to waive, as described in the application, the standard conditions for an Organized Camp requiring a 100 feet setback from the centerline of the public street.**

Location: **Approximately 96 acres of land located in the West ½ of the Southwest ¼ and the West ½ of the Northeast ¼ of the Southwest ¼ of Section 17 of East Bend Township that is bordered on the west by CR 700E and on the south by CR 3300N and this is commonly known as the farm located at 3333 CR 700E, Fisher.**

6. New Public Hearings

***Case 534-S-05** Petitioner: **METCAD**

Request: **Authorize the construction and use of a communication tower that is 300 feet in height as a Special Use Permit in the AG-1, Agriculture Zoning District.**

Location: **Approximately 7.05 acres in the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 7 of Sidney Township and commonly known as the field in the northwest corner of the intersection of CR 1000N and CR 1900E, Sidney. (Related to Case 553-V-06)**

***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.**

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***Case 537-S-05**

Petitioner: **METCAD**

Request: **Authorize the construction and use of a communication tower that is 300 feet in height as a Special Use Permit in the AG-1, Agriculture Zoning District. (Related to Case 552-V-06)**

Location: **Approximately 7.05 acres in the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 20 of Rantoul Township and commonly known as the existing tower site in the northwest corner of the intersection of CR 2600N and CR 1400E, Thomasboro.**

***Case 552-V-06**

Petitioner: **METCAD**

Request: **Authorize the use of a nonconforming lot of record on best prime farmland that is proposed to be increased from 5 acres in area to 7.05 acres in area instead of the required maximum of 3 acres in area in the AG-1, Agriculture Zoning District. (Related to Case 537-S-05)**

Location: **Approximately 7.05 acres in Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 20 of Rantoul Township and commonly known as the existing tower site in the northwest corner of the intersection of CR 2600N and CR 1400E, Thomasboro.**

***Case 553-V-06**

Petitioner: **METCAD**

Request: **Authorize the use of a lot that is proposed to be created on best prime farmland and is to be 7.05 acres in area instead of the required minimum of 3 acres in area in the AG-1, Agriculture Zoning District. (Related to Case 534-S-05)**

Location: **Approximately 7.05 acres in the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 7 of Sidney Township and commonly known as the field in the northwest corner of the intersection of CR 1000N and CR 1900E, Sidney.**

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.