

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **February 14, 2008**
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

(Petitioner requests continuance date)

***Case 587-S-07** Petitioner: **Mark & Julie Hardy d.b.a. Hardy's Reindeer Ranch**

Request: **Authorize the use and expansion of a Major Rural Specialty Business previously authorized in Case 223-S-00 as a Special Use in the AG-1 Zoning District, with waivers of the standard conditions for Major Rural Specialty Businesses limiting building area devoted to sales display or recreational commercial use to less than 5,000 square feet and prohibiting the sale of alcoholic beverages not produced on the premises.**

Location: **A 5.24 acre tract and portions of adjacent tracts totaling 23.4 acres in the South half of the Southwest Quarter of the Southeast Quarter of Section 5 in Township 21N, Range 9E in Rantoul Township, and commonly known as Hardy's Reindeer Ranch located at 1356 CR 2900N, Rantoul.**

Case 596-AT-07 Petitioner: **Champaign County Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

- A. Add as a standard condition for any Special Use Permit that all exterior lighting must be full cutoff type lighting fixtures with limited output and other relevant restrictions.**

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Case 596-AT-07 cont:

- B. Add the use “Township Highway Maintenance Garage” to Section 5.2 Table of Authorized Uses and authorize as follows:**
- 1. Authorize by-right in the B-1, B-4, B-5, I-1 and I-2 Zoning Districts.**
 - 2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only if:**
 - (a) the use is not located within 150 feet of an existing dwelling unless separated by a public right-of-way; and**
 - (b) only if located more than one and one-half-miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and**
 - (c) the use complies with other standard conditions that may apply to all Special Use Permits; and otherwise authorize only as a Special Use Permit.**
 - 3. Authorize only by Special Use Permit in the CR and all R Zoning Districts.**

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.**