

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF SPECIAL MEETING

Date: **November 10, 2016**
Time: **6:30 P.M.**
Place: **John Dimit 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 accommodation 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
6. New Public Hearings

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

NOTE: TIME CHANGE: 6:30 P.M.

*** 852-V-16** Petitioner: **Gary and Katherine Pierson**

Request: **Authorize the following variance from the Champaign County Zoning Ordinance in the AG-1 Agriculture Zoning District:
A proposed residential accessory building with a height of 20.25 feet in lieu of the maximum required height of 15 feet per Section 5.3 of the Zoning Ordinance.**

Location: **A 0.48 acre tract in the Northwest Quarter of the Northwest Quarter of Section 1, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township, and commonly known as the residence at 1105 CR 2400N, Champaign.**

***853-S-16** Petitioner **Kevin and Angela Pagel**

Request: **Authorize a Special Use Permit for construction of an artificial lake of 1 or more acres in area in the AG-1 Agriculture Zoning District.**

Location: **A 10.18 acre tract in the Northeast Quarter of the Southeast Quarter of Section 23 of Township 21 North, Range 7 East of the Third Principal Meridian in Newcomb Township with an address of 2639 CR 500E, Mahomet.**

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NOVEMBER 10, 2016

***856-V-16** Petitioner: **Bob Buchanan, agent for Sport Redi-Mix, LLC**

Request: **Authorize the following variance to the I-2 Heavy Industry Zoning District:**
Part A: Authorize a variance for the addition to a principal structure with a rear yard of 15 feet in lieu of the minimum required 30 feet as per Section 5.3 of the Zoning Ordinance.
Part B: Authorize a variance for providing 0 loading berths in lieu of the minimum required 2 loading berths for Industrial uses as per Section 7.4.2 of the Zoning Ordinance.

Location: **A 0.91acre tract comprised of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 of Wilbur Heights Subdivision in the Southeast Quarter of the Southwest Quarter of Section 31, Township 20N, Range 9E in Somer Township and commonly known as Sport Red-Mix LLC, with an address of 402 Wilber Avenue, Champaign.**

7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. Cancellation of December 22, 2016, meeting
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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