

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 27, 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
4. Approval of Minutes
5. Continued Public Hearings

***Case 586-V-07 Part A: Petitioner: Marc and Brenda Riney**

Request: Authorize the use and construction on a lot in the AG-1, Agriculture Zoning District with a lot area of 0.80 acre in lieu of the required 1.0 acre and an average lot width of 183.4 feet in lieu of the required 200 feet.

Location: A 0.80 acre tract in the North half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 3 of Philo Township and commonly known as the house at 1149A CR 1600E, Urbana.

Part B: Petitioner: Jim and Beverly Johnson

Request: Authorize the use of a lot with a nonconforming easement of access that is reduced to only 12 feet wide in lieu of the current width of 43 feet.

Location: A one acre tract in the North half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 3 of Philo Township and commonly known as the house at 1149 CR 1600E, Urbana.

6. New Public Hearings

Case 583-AT-07 Petitioner: Zoning Administrator

Request: 1. Amend Section 3.0 Definitions to add “GAS PIPELINE”; “HAZARDOUS LIQUIDS PIPELINE”; “PIPELINE IMPACT RADIUS”.

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Case 583-AT-07 cont:

2. Add new paragraph 4.3.4H. that does the following:
 - a. Identifies the PIPELINE IMPACT RADIUS for a HAZARDOUS LIQUIDS PIPELINE to be 150 feet.
 - b. Identifies the PIPELINE IMPACT RADIUS for a GAS PIPELINE to be identical to the potential impact radius as defined by Title 49 of the Code of Federal Regulations (CFR), Part 192.03 which is based upon

allowable operating pressure in the pipeline segment in pounds per square inch and the nominal diameter of the pipeline in inches. The PIPELINE IMPACT RADIUS for a GAS PIPELINE is specific to each Pipeline. Typical PIPELINE IMPACT RADIUS for GAS PIPELINES in Champaign County is 350 feet or more.
 - c. Prohibits the following within any PIPELINE IMPACT RADIUS:
 - (1) Creation of a new LOT.
 - (2) The establishment of any USE other than AGRICULTURE or an AGRICULTURE ACCESSORY USE.

maximum

*Case 591-V-07 Petitioner: **Byron C. and Brenda Clevenger-Evans**

Request: **Authorize the use and construction of a porch addition to an existing dwelling with a setback of 65.8 feet in lieu of the required 75 feet with respect to County Highway 20 (Leverett Road), a collector street in the AG-1, Agriculture Zoning District.**

Location: **A 7.82 acre tract of land located approximately in the Northwest Quarter of the Southeast Quarter of Section 17 of Somer Township and commonly known as the house at 1714 East Leverett Road, Champaign.**

7. Staff Report
8. Other Business
 - A. October 25, 2007 meeting
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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