

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF SPECIAL MEETING

Date: **August 3, 2017**
Time: **7:00 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 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
6. New Public Hearings

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

*Case 877-V-17 Petitioner: **Illini FS, a division of Growmark, Inc., via agent Matt Busby, and including the Illini FS Board of Directors: Jim Young, President; Chris Hausman, Vice-President; Cory Green, Secretary; Jason Hansens; Scott Kesler; Steve Ludwig; Brian Macke; Gary Romoser; and Mark Shepherd.**

Request: **Authorize a variance from the Zoning Ordinance on a property in the I-1, Light Industry Zoning District:**

Part A: **Authorize a setback for an existing principal building of 84 feet from the street centerline of a state highway in lieu of the minimum required 85 feet, per Section 5.3 of the Zoning Ordinance.**

Part B: **Authorize a side yard for an existing principal building of 9.82 feet in lieu of the minimum required 10 feet per Section 5.3 of the Zoning Ordinance.**

Part C: **Authorize a rear yard of 12 feet 4 inches for an existing accessory structure in lieu of the minimum required 20 feet, per Section 5.3 of the Zoning Ordinance.**

Part D: **Authorize 5 wall mounted signs that occupy 27% of the wall surface not on a frontage (west) in lieu of the maximum allowed 3 wall mounted signs that occupy no more than 15% of the wall surface on a frontage, per Section 7.3.6 of the Zoning Ordinance.**

Location: **A 7.38 acre tract in part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 21N, Range 8 E of the Third Principal Meridian in Condit Township and commonly known as the Illini FS Dewey Facility, 1009 CR 3000N, Dewey.**

*Cases 878-V-17 and 882-V-17 Petitioner: **Philip Fiscella**

*Case 878-V-17 Request: **Authorize the use of a proposed lot in the CR Conservation Recreation Zoning District with an average lot width of 141 feet in lieu of the required minimum 200 feet, and with a minimum lot area of 0.5 acre in lieu of the minimum required 1 acre, per Section 5.3 of the Zoning Ordinance.**

Location: **The west 150 feet of Lot 9 in Wildwood Acres Subdivision in Section 36, Township 21 North, Range 7 East of the Third Principal Meridian in Newcomb Township.**

*Case 882-V-17 Request: **Authorize a proposed division of a lot less than five acres in area on a property in the CR Conservation Recreation Zoning District, per Section 5.4.2A.3 of the Zoning Ordinance.**

Location: **Lot 9 in Wildwood Acres Subdivision in Section 36, Township 21 North, Range 7 East of the Third Principal Meridian in Newcomb Township.**

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

* Administrative Hearing. Cross Examination allowed.