

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **March 28, 2019**
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: October 18, 2018 and November 29, 2018
5. Continued Public Hearings

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

TIME CHANGE: 6:30 P.M.
LOCATION: LYLE SHIELDS MEETING ROOM

***Case 925-S-19** Petitioner: **Arik and Kyli Miller**

Request: **Authorize the remodeling of existing farm buildings and/or the construction of new buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreations Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-2 Agriculture Zoning District in related Zoning Case 924-AM-19 with the current waiver:**

Authorize a waiver for an Outdoor Commercial Recreation Enterprise that is 0 feet from a residential use in lieu of the minimum required 200 feet, per Section 6.1.3 of the Zoning Ordinance, on the subject property.

Location: **A 10.3 acre tract in the East Half of the Northeast Quarter of Section 28 of Township 21N, Range 10 East of the Third Principal Meridian in Compromise Township and commonly known as the farmstead located at 2079 CR 2600N, Gifford.**

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6. New Public Hearings

***Case 929-V-19** Petitioner: **Margaret and Rod Hinrichs**

Request: **Authorize the following Variance in the AG-1 Agriculture Zoning District:**

Part A: Authorize construction of an addition to an existing dwelling with a side yard of 5 feet in lieu of the minimum required 15 feet, per Section 5.3 of the Zoning Ordinance; and

Part B: Authorize construction and use of an existing detached shed with a side yard of 4 feet, a front yard of 21 feet, and a setback of 37 feet from the street centerline in lieu of the minimum required 10 feet side yard, 25 feet front yard, and 55 feet setback for an accessory structure, per Sections 5.3 and 7.2.1 of the Zoning Ordinance; and

Part C: Authorize construction and use of an existing detached shed with a rear yard of 0 feet in lieu of the minimum required 10 feet for an accessory structure, per Section 7.2.1 of the Zoning Ordinance.

Location: **A 0.5 acre tract in the Southwest Quarter of the Northwest Quarter of Section 6, Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township and commonly known as the residence at 1766 CR 1800E, Urbana.**

***Case 930-S-19** Petitioner: **Dennis McCormick and Donald Rennels, d.b.a. RJD Machining**

Request: **Authorize a Contractor's Facility with or without Outdoor Storage and Outdoor Operations, in addition to an existing single-family dwelling, as a Special Use in the AG-1 Agriculture Zoning District.**

Location: **A 3-acre tract in the Northwest Quarter of the Southwest Quarter of Section 20, Township 17 North, Range 10 East of the Third Principal Meridian in Raymond Township with an address of 244 CR 1900E, Longview.**

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.**