

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 13, 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

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

4. Approval of Minutes (June 28, 2018, March 14, 2019, May 16, 2019)
5. Continued Public Hearings
6. New Public Hearings

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

***Case 940-V-19** Petitioner: **Eastern Prairie Fire Protection District, via agents Richard Brown
and John Bell**

Request: **Authorize the following Variances in the I-2 Heavy Industry Zoning District:**
**Part A: Authorize a variance for an existing, non-conforming joint lot
development that has a lot area of 13,100 square feet (0.3 acre) in
lieu of the minimum required 20,000 square feet, per Section 5.3 of
the Zoning Ordinance.**
**Part B: Authorize a variance for an existing non-conforming structure with
a setback of at least 41 feet from the street centerline of Wilber
Avenue with a front yard of at least 3 feet, and a setback of 43 feet
from the street centerline of North Fifth Street with a front yard of
1 foot, in lieu of the minimum required 55 feet setback and 25 feet
front yard, per Section 5.3 of the Zoning Ordinance.**
**Part C: Authorize a variance for an existing non-conforming structure with
a side yard of 5 feet in lieu of the minimum required 20 feet, per
Section 5.3 of the Zoning Ordinance.**

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- Case 940-V-19 continued:**
- Part D:** Authorize a variance for an addition to an existing non-conforming structure with a setback of 41 feet from the street centerline of Wilber Avenue with a front yard of 3 feet, in lieu of the minimum required 55 feet setback and 25 feet front yard, per Section 5.3 of the Zoning Ordinance.
 - Part E:** Authorize a variance for an addition to an existing non-conforming structure with a side yard of 1 foot in lieu of the minimum required 20 feet, per Section 5.3 of the Zoning Ordinance.
 - Part F:** Authorize a variance for an existing non-conforming structure encroaching on the visibility triangle of a corner lot, per Section 4.3.3 F. 1 of the Zoning Ordinance.
 - Part G:** Authorize a variance for parking 0 feet from the front lot line on both Wilber Avenue and North Fifth Street, and 0 feet from the rear and side lot lines, in lieu of the minimum distance of 10 feet from any front lot line and 5 feet from any side or rear lot line, per Section 7.4.1 A.3 of the Zoning Ordinance.

Location: A 13,100 square foot tract comprised of Lots 1, 2, 11 and 12 of the Wilber Heights Subdivision in the Southeast Quarter of the Southwest Quarter of Section 31, Township 20N, Range 9 E in Somer Township and commonly known as the Eastern Prairie Fire Protection District Station with an address of 424 Wilber Avenue, Champaign.

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.**