

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 12, 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](http://www.co.champaign.il.us).*

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

4. Approval of Minutes: **July 25, 2019 and August 15, 2019**
5. Continued Public Hearings

6. New Public Hearings

**\*Case 954-S-19** Petitioner: **Michael Armstrong, d.b.a. Aladdin Electric and Kathy Hinrichs-King**  
Request: **Authorize a Special Use Permit for a Contractor's Facility with or without  
Outdoor Storage and Outdoor Operations as a principal use in the AG-2  
Agriculture Zoning District.**

Location: **Lot 3 of Hudson Acres Subdivision in the Southeast Quarter of the Southwest  
Quarter of Section 11, Township 19 North, Range 9 East of the Third  
Principal Meridian in Urbana Township, with an address of 3708 East  
University Avenue, Urbana.**

**\*955-FV-19** Petitioner: **Brad Ribbe**  
Request: **Authorize the following variance from the Champaign County Special Flood  
Hazard Areas Ordinance: Authorize the construction and use of a shed in the Special  
Flood Hazard Area for which the earthen fill extends only 2 feet beyond the foundation  
before sloping below the Flood Protection Elevation in lieu of the minimum required  
extension of fill for 10 feet beyond the foundation before sloping below the Flood  
Protection Elevation.**

Location: **A three acre tract in the Southeast Quarter of the Southeast Quarter of Section 15,  
Township 20 North, Range 10 East of the Third Principal Meridian in Stanton  
Township, commonly known as the farmstead at 2176 CR 2100N, St. Joseph.**

**\*Case 956-V-19** Petitioner: **Tom Perkins, Joe Hunsinger, and Kevin Hunsinger**  
Request: **Authorize a variance for a proposed 5.32 acre lot in lieu of the maximum  
allowed 3 acres in area for lots with soils that are best prime farmland, per  
Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **A proposed 5.32 acre lot in the west half of the Southeast Quarter of Section  
6, Township 20 North, Range 7 East of the Third Principal Meridian in  
Mahomet Township and commonly known as the residence with an address  
of 54 CR 2300N, Mahomet.**

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.**