

# AGENDA

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## **Champaign County Environment & Land Use Committee**

### **Members:**

*Jan Anderson, Patricia Busboom, Chris Doenitz,  
Nancy Greenwalt (VC), Greg Knott, Ralph  
Langenheim (C), Jon Schroeder, Steve  
Shoemaker, Barbara Wysocki*

**Date:** *June 07, 2004*

**Time:** *7:00 p.m.*

**Place:** *Meeting Room 1  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, Illinois*

**Phone:** *(217) 384-3708*

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## **AGENDA**

### ***Old Business shown in Italics***

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1. Call to Order
2. Approval of Agenda
3. Approval of Minutes:
4. Public Participation
5. Correspondence
6. County Board Chair's Report
7. Recreation and Entertainment License: The Oasis of Penfield, Inc.,  
2705 CR 3000 N Penfield, Il. 61862.
8. Recreation and Entertainment License: Champaign County Fair  
Association, 902 North Coler Av., Urbana, Il., for the County Fair on  
July 23, 2004 thru July 31, 2004.
9. Recreation and Entertainment License: Uncle Buck's Sports Bar, Inc.,  
215 S. Lake of the Woods Road, Mahomet, Il., 61853.
10. Recreation and Entertainment License: Hideaway of the Woods Grill  
and Bar, 809 S. Prairieview Road, Mahomet, Il., 61853.  
(Information to be distributed at meeting)
11. *Subdivision Case 174-04: Nature's Landing Subdivision. Final Plat  
Approval for a ten-lot subdivision of an existing 20.42 acre tract in the  
CR District in Section 25 of Newcomb Township.*
12. Zoning Case 437-AM-04  
Petitioner: **Karl E. Smith, Martin K. Smith and Bryan K. Snyder,**  
**d.b.a. Tuscany Partners LLC, and Todd Weger,**  
**Weger & Associates Architects, agent.**  
Request: **Amend the Zoning Map to change the zoning district  
designation from Ag-2, Agriculture to B-4,**  
**General Business.**  
Location: **A 3.87 acre tract in the South ½ of the Southeast 1/4 of**

**the Southeast 1/4 of the Southeast 1/4 of Section 8 of Champaign Township that is located in the Northwest corner of the intersection of Staley Road and Illinois Route 10 and that is commonly known as 4200 West Springfield Ave., Champaign**

13. Case 441-AM-04  
Petitioner: **Pega Hrnjak and Ivana Bodulic**  
Request: **Amend the Zoning Map to change the zoning district designation from R-5 Manufacture Home Park to I-1, Light Industry.**  
Location: **An approximately one acre tract located in the East 1/2 of the Northeast 1/4 of Section 5 of Urbana Township in the northeast corner of the intersection of Willow Road and Anthony Drive and that is commonly known as a single family residence at 2209 North Willow Road, Urbana.**
14. Subdivision Case 177-04: Walter Sandwell Fourth Subdivision. Minor Plat approval of a one lot subdivision in the AG-1 District in Section 33 of Philo Township.
15. Subdivision Case 175-04: Amendments to Provisions of the Subdivision Ordinance:  
Part A: Lowering the five acre requirement of Illinois Plat Act Exception #1  
Part B: Adding Minimum Suitability Requirements for Minor Subdivisions  
Part C: Increasing Subdivision Plat and Recording Fees
16. Case 444-AT-04 Petitioner: **Zoning Administrator**  
Request: **Add a Maximum Lot Size Restriction in the CR, AG-1 and AG-2 Zoning Districts on an Interim Basis**
17. Department Budget and Resources for CZR Mapping Cases (Anticipated Deferral to June 28, 2004, ELUC Meeting)  
(Information to be distributed at meeting)
18. *Comprehensive Zoning Review Update*
19. Meeting Room for June 28, 2004, ELUC Meeting
20. Planning and Zoning Report
21. Determination of items to be placed on the County Board Consent Agenda
22. Adjournment