

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **August 12, 2004**  
Time: **7:00 p.m.**  
Place: **Meeting Room One**  
**Brookens Administrative Center**  
1776 E. Washington Street

**Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.**

*If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708*

Urbana, Illinois

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

### Case 248-S-00 Petitioner: NEG Micon USA, Inc. and Lawrence Hatch

- Request: **Authorize construction of a wind turbine as a Special Use in the AG-2 Agriculture Zoning District.**
- Location: **An approximately two-acre tract of land in the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 28 of Hensley Township located south of Interstate 74 and east of the Grandview Memorial Gardens.**

### Case 445-AM-04 Petitioner: Crystal M. Hunt

- Request: **Amend the Zoning Map to allow for the development of 48 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**
- Location: **An approximate 76 acre tract of land located in the Southwest 1/4 of the Northwest 1/4 of Section 35 of Stanton Township and located in the northeast corner of the intersection of CR 1850N and CR 2200E and fronting on the north side of CR 1850N and the east side of CR 2200E.**

**\*\*NOTE: CASE 445-AM-04 HAS BEEN REQUESTED TO BE CONTINUED. PUBLIC TESTIMONY WILL NOT BE CALLED FOR AT THIS HEARING!**

### Case 451-V-04 Petitioner: Roy and Delores Humphrey

- Request: **Authorize the construction and use of a dwelling on a nonconforming lot of record that is in common ownership with an adjacent nonconforming lot of record but that is proposed to be used separately and that:**
- (A) abuts a private accessway that does not conform to the minimum standards required for public streets in either the Village of Mahomet Subdivision Regulations or the Champaign County Subdivision Regulations and;
- 20,000 (B) has an area of 17,029 square feet instead of the minimum required lot area of square feet in the R-1, Single Family Residence Zoning District.

Location: **Lot 5 of Crooked Creek Second Subdivision commonly known as 2311 Limb Drive, Mahomet.**

### Case 463-V-04 Petitioner: Roy and Delores Humphrey

- Request: **Authorize the construction and use of a dwelling on a nonconforming lot of record that is in common ownership with an adjacent nonconforming lot of record but that is proposed to be used separately and that:**
- (A) abuts a private accessway that does not conform to the minimum standards required for public streets in either the Village of Mahomet Subdivision Regulations or the Champaign County Subdivision Regulations and;
- 20,000 (B) has an area of 14,168 square feet instead of the minimum required lot area of square feet in the R-1, Single Family Residence Zoning District.

Location: **Lot 7 of Crooked Creek Second Subdivision commonly known as 2309 Limb Drive, Mahomet.**

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6. New Public Hearings

**Case 467-V-04** Petitioner: **NEG Micon USA, Inc. and Lawrence Hatch**

Request: **Authorize the construction and use of a Wind Powered Electrical Generating Turbine which is a non-adaptable structure with a variance for the following:**

**(A) a reclamation agreement that has a letter of credit as follows:**

**(1) for which the landowner is not liable but for which only the developer and/or owner of the Wind Powered Electrical Generating Turbine is liable; and that**

**(2) is not based on an independent Illinois licensed Professional Engineer's cost estimate; and**

**(B) without a covenant incorporating the provisions of the reclamation agreement on the deed to the subject property.**

Location: **An approximately two-acre tract of land in the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 28 of Hensley Township located south of Interstate 74 and east of the Grandview Memorial Gardens.**

7. Staff Report

8. Other Business

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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