

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: December 14, 2004
Time: 6:30 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: November 9, 2004 and November 23, 2004
5. Continued Public Hearings

Case 470-V-04 Petitioner: **Stephen Lewis, agent for Ranger Enterprises, Inc. and Dan Arnold d.b.a. Road Ranger**

Request: **Authorize the construction and use of two freestanding on-premises advertising signs on a property in the B-3, Highway Business Zoning District with the following variances:**

A. A sign with (1) a height of 35 feet at the property line instead of the maximum allowable height of 30 feet at the property line; and (2) an area of 175 square feet instead of the maximum allowable area of 150 square feet; and

B. A second sign directed primarily toward Interstate 57 with (1) an area of 1,237 square feet instead of the maximum allowable sign area of 75 square feet; and (2) a height of 75 feet instead of the minimum height required to be visible at a distance of one-half mile from the nearest interstate intersection.

Location: **Lot 1 of the Phillip Warner Subdivision in Section 24 of Hensley Township that is commonly known as the Road Ranger/Citgo facility at 4910 North Market Street, Champaign.**

Case 475-AT-04 Petitioner: **Zoning Administrator**

Request: **Modify Paragraph 9.1.5(B) to expand the power and duty of a Hearing Officer to the extent allowed by Illinois Statute.**

6. New Public Hearings
7. Staff Report
8. Other Business
 - A. 2005 Planning and Zoning Calendar
 - B. Notice of proposed amendment of ZBA By-Laws Article 5-Meetings. By-Laws provisions under consideration include: setting a time limit on special meetings and clarification of certain actions prohibited with less than a quorum.
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment