

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 17, 2008**  
Time: **7:00 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
4. Approval of Minutes (April 03, 2008)
5. Continued Public Hearings

**\*Case 587-S-07: Petitioner: Mark and Julie Hardy d.b.a. Hardy's Reindeer Ranch and Richard Hardy**

**Request: Authorize a Private Indoor Recreational Development with accessory outdoor recreational activities.**

**Location: The South 23.4 acres except for the South 233.71 feet of the West 208.71 feet in the West Half of the Southeast Quarter of Section 5, Township 21 North, Range 9 East, Rantoul Township, and commonly known as Hardy's Reindeer Ranch at 1356 CR 2900N, Rantoul.**

**Case 602-AM-07: Petitioner: Mark and Julie Hardy d.b.a. Hardy's Reindeer Ranch and Richard Hardy**

**Request: Amend the Zoning Map to change the zoning district designation from AG-1 Agriculture Zoning District to AG-2 Agriculture Zoning District.**

**Location: The South 58.88 acres except for the South 233.71 feet of the West 208.71 feet in the West Half of the Southeast Quarter of Section 5, Township 21 North, Range 9 East, Rantoul Township, and commonly known as Hardy's Reindeer Ranch and the field to the north all located at 1356 CR 2900N, Rantoul.**

*Champaign County Zoning Board of Appeals  
Notice of Regular Meeting  
April 17, 2008  
Page 2*

6. New Public Hearings

**\*Case 605-V-08:** Petitioner: **Wes Miller and Trent Miller**

Request: **Authorize the following in the AG-1, Agriculture Zoning District**

**A. The reconstruction and use of a detached accessory building with a setback of 34 feet and front yard of 4 feet in lieu of the required 55 feet setback and 25 feet front yard; and**

**B. The division of a lot 2.643 acres in area in lieu of the requirement that a property be more than five acres in area to be divided.**

**Township**

Location: **A 2.643 acre tract in the Northeast Quarter of Section 26 of Crittenden and commonly known as the house at 1601 CR 200N, Villa Grove.**

**\*Case 608-V-08:** Petitioner: **Stephen Fiol and Sam Banks**

Request: **Authorize the construction of a fence in the AG-2 District with a height of eight feet in lieu of the required six feet.**

Location: **Lots 3 and 4 of Rolling Acres IV Subdivision in Section 34 of Champaign County Township and commonly known as the houses at 5 and 6 Genevieve Court, Champaign.**

7. Staff Report

8. Other Business

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

10. Adjournment

---

**\* Administrative Hearing. Cross Examination allowed.**