

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 11, 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
5. Continued Public Hearings

Case 583-AT-07 Petitioner: **Zoning Administrator**

- Request:
1. **Amend Section 3.0 Definitions to add “GAS PIPELINE”; “HAZARDOUS LIQUIDS PIPELINE”; “PIPELINE IMPACT RADIUS”.**
 2. **Add new paragraph 4.3.4H. that does the following:**
 - a. **Identifies the PIPELINE IMPACT RADIUS for a HAZARDOUS LIQUIDS PIPELINE to be 150 feet:**
 - b. **Identifies the PIPELINE IMPACT RADIUS for a GAS PIPELINE to be similar to the potential impact radius as defined by Title 49 of the Code of Federal Regulations (CFR), Part 192.903 which is based upon maximum allowable operating pressure in the pipeline segment in pounds per square inch and the nominal diameter of the pipeline in inches and is specific to each pipeline.**

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Case 583-AT-07 cont:

- c. **Prohibits the following within any PIPELINE IMPACT RADIUS:**
 - (1) **Creation of a new LOT in the R-1, R-2, R-3, R-4, R-5, or RRO Districts.**
 - (2) **The establishment of any USE, BUILDING, or STRUCTURE other than those specifically exempted.**
- d. **Exempts AGRICULTURE, AGRICULTURE ACCESSORY USES; any USE ACCESSORY to a GAS or HAZARDOUS LIQUID PIPELINE; existing USES, BUILDINGS, and STRUCTURES and additions thereto; new USES, BUILDINGS, or STRUCTURES on existing lots or on LOTS that are exempt from the RRO District; and any outlot or STREET in any RRO District or R District.**
- e. **Requires notice be given to any applicant for a Zoning Use Permit within a PIR or land subject to or within 150 feet of an easement for underground gas storage.**

Case 630-AM-08 Petitioner: **Wingfield Distributors, LLC, and Dean Wingfield, President and Wayne Busboom**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1, Agriculture Zoning District to the B-1, Rural Trade Center Zoning District.**

Location: **An approximately 2.6 acre portion of a 30 acre tract in the North Half of the Northeast Quarter of the Southeast Quarter of Section 22 of Somer Township and commonly known as the farm shed at the Southwest corner of intersection of CR 2050N and CR 1600E.**

- 6. New Public Hearings
- 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.**