

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **November 13, 2008**  
Time: **6:30 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 (August 14, 2008, October 16, 2008 and October 30, 2008)
5. Continued Public Hearings

**\*Case 610-S-08:** Petitioner: **Charles and Mary Ellen Stites**

Request: **Authorize a Major Rural Specialty Business in the CR District.**

Location: **A 5.0 acre tract in the East Half of the Southeast Quarter of the Northeast Quarter of Section 1, T18N, R10E of Sidney Township and commonly known as River Bend Wild Game and Sausage Company at 1611 CR 2400E, St. Joseph.**

**\*Case 616-V-08:** Petitioner: **Charles and Mary Ellen Stites**

Request: **Authorize the reconstruction and use of a building to be used as a Major Rural Specialty Business with a side yard of four feet in lieu of the required side yard of 15 feet in the CR District.**

Location: **Same as Case 610-S-08**

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**\*Case 619-FV-08** Petitioner: **Larry Peters**

Request: **Authorize as a variance from the Champaign County Special Flood Hazard Areas Ordinance the construction and occupancy of a dwelling in which the top of the garage floor is 0.83 feet below the Flood Protection Elevation of 690.3 instead of being at the Flood Protection Elevation; and the interior grade of the crawlspace is 2.3 feet below the lowest adjacent exterior grade instead of only 2.0 feet below the lowest adjacent exterior grade.**

Location: **An 11 acre tract in the West Half of the Southeast Quarter of the Northeast Quarter of Section 3 of Urbana Township and commonly known as the house at 2501 North Highcross Road, Urbana.**

6. New Public Hearings

**\*Case 631-V-08** Petitioner: **Nancy Mason**

Request: **Authorize the construction of a solid fence which reduces the driveway visibility triangle to 12 feet, 10 inches in lieu of the required 15 feet.**

Location: **Lot 42 of Lake Park Subdivision No. 3 in Section 36 of Champaign Township and commonly known as the house at 42 Maple Court, Champaign.**

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