

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **August 11, 2016**
Time: **7:00 P.M.**
Place: **John Dimit 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 (May 12, 2016 and June 30, 2016)

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

5. Continued Public Hearings

Cases 830-AM-16 and *831-S-16:

Petitioner: **Traci Lipps and Victor Fuentes, d.b.a. Lipps Family, Inc., d.b.a Willow Creek Farm**

Case 830-AM-16: Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use in related Zoning Case 831-S-16 on the subject property described below:**

***Case 831-S-16:** Request: **Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related zoning case 830-AM-16 on the subject property described below:**

Location: **A 37 acre tract in Somer Township in the Southwest Quarter of the Northeast Quarter of Section 36 of Township 20 North, Range 9 East of the Third Principal Meridian and commonly known as the farmstead located at 1766 CR 1850N, Urbana.**

6. New Public Hearings

***Cases 842-V-16 and *849-V-16** Petitioner: **Richard Behnke**

***Case 842-V-16:** Request: **Authorize a variance for a proposed division of a lot which is 3.39 acres in area in lieu of the minimum required lot area of 5 acres.**

*** Case 849-V-16:** Request: **Authorize a variance for a proposed average lot width of 193 feet in lieu of the minimum required average lot width of 200 feet for the north 193 feet of the subject property.**

Location: **A 3.39 acre tract in the Southwest corner of the intersection of US Route 150 and CR 2450 E that is in the Northeast Quarter of the Northeast Quarter of the Fractional Northwest Quarter of Section 18, Township 19 North, Range 11 East of the Third Principal Meridian in Ogden Township, and commonly known as 2431 CR 1600N, St. Joseph, Illinois.**

7. Staff Report
8. Other Business
 - A. Review of Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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