

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **May 16, 2019**
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

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

4. Approval of Minutes (March 28, 2019 & April 25, 2019)
5. Continued Public Hearings
6. New Public Hearings

TIME CHANGE: 6:30 P.M.
LOCATION: LYLE SHIELDS MEETING ROOM

Cases 936-AM-19, *937-S-19, and *938-V-19 Petitioner: Jeff and Jolene Gensler

Case 936-AM-19: 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 allow a two-family dwelling as a proposed Special Use in related Zoning Case 937-S-19, and subject to the requested variance in related zoning case 938-V-19.

***Case 937-S-19:** Authorize the construction and use of an existing unauthorized two-family dwelling 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 936-AM-19 and subject to the requested variance in related Zoning Case 938-V-19.

***Case 938-V-19:** Part A. Authorize a variance from Section 5.3 of the Zoning Ordinance for an existing principal structure with a side yard of 2.5 feet and rear yard of 2.5 feet in lieu of the minimum required 15 feet side yard and 25 feet rear yard that is also the subject of related cases 936-AM-19 and 937-S-19; and

Part B. Authorize a variance from Section 4.3.4 B. for a lot size of 25,950 square feet in lieu of the minimum lot area of 30,000 square feet for a lot with two dwelling units that is also the subject of related cases 936-AM-19 and 937-S-19.

Location: **A 0.69 acre tract in the Northwest Quarter of the Southwest Quarter of Section 16, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and commonly known as the farmstead with an address of 2740 CR 1400E, Rantoul.**

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.**