

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **December 12, 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.*

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

4. Approval of Minutes: October 31, 2019 and November 14, 2019
5. Continued Public Hearings
 - ***Case 960-S-19** Petitioner: **Travis Heath**
Request: **Authorize a Special Use Permit for construction of an artificial lake of 1 or more acres in area in the AG-1 Agriculture Zoning District.**
Location: **An 18.93 acre tract that is part of the West Half of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 23, Township North, Range 7 East of the Third Principal Meridian in Newcomb Township, and commonly known as the vacant tract just west of the residence with an address of 485 CR 2675N, Mahomet.**
6. New Public Hearings
 - ***Case 965-V-19** Petitioner: **Manuel Enriquez**
Request: **Authorize a variance for a lot area of 6,600 square feet (0.15 acre) and an average lot width of 50 feet in lieu of the minimum required 10,000 square feet (0.23 acre) in area and 100 feet average lot width in the I-1 Light Industry Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**
Location: **Lots 203 and 204 of the Wilbur Heights Subdivision in the Southeast Quarter of the Southwest Quarter of Section 31, Township 20N, Range 9E, in Somer Township and commonly known as the residence with an address of 205 Paul Avenue, Champaign.**
 - ***Case 966-S-19** Petitioner: **Gary Perkinson, d.b.a. All Creation Landscapes, Inc. and David Swartzendruber**
Request: **Authorize a Contractor's Facility with Outdoor Storage and Outdoor Operations, in addition to an existing single-family dwelling, as a Special Use in the AG-1 Agriculture Zoning District.**
Location: **A 4.37 acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township with an address of 2129 CR 1000E, Champaign.**
7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. Approval of 2020 ZBA Calendar
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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