

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF SPECIAL MEETING

Date: July 01, 2004  
Time: 7:00 p.m.  
Place: Meeting Room One

**Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.**

**Brookens Administrative Center**

1776 E. Washington Street

*If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708*

Urbana, Illinois

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

**Case 248-S-00** Petitioner: **NEG Micon USA, Inc. and Lawrence Hatch**

**Request:** Authorize construction of a wind turbine as a Special Use in the AG-2 Agriculture Zoning District.

**Location:** North of U.S. Route 150 and east of Grandview Memorial Gardens Cemetery in Section 28 of Hensley Township.

6. New Public Hearings

**Case 449-V-04** Petitioner: **Franklin and Billie Wilder**

**Request:** Authorize the construction and use of an addition to a dwelling with the following variances in relation to Phinney Drive (a local street):

A setback of 42 feet from the centerline of Phinney Drive instead of the required setback of 55 feet from the centerline of Phinney Drive; and

A front yard and setback from the property line of 12 feet instead of the minimum required front yard and setback from the property line of 25 feet.

**Location:** Lot 7 of Phinney Acres Subdivision commonly known as 2215 Phinney Drive, Champaign.

**Case 450-S-04** Petitioner: **William L. Brown**

**Request:** Authorize the construction and use of a Self-Storage Warehouse, not providing heat and utilities to individual units, in the AG-2, Agriculture Zoning District.

**Location:** The subject property consists of a tract in the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 25 of Hensley Township, commonly known as 3.2 acre tract located east of CR 1100 E (Prospect Avenue) and north of Interstate 57, Champaign.

**Case 451-V-04** Petitioner: **Roy and Delores Humphrey**

**Request:** Authorize the use of a lot with an area of 17,029 square feet instead of the minimum required lot area of 20,000 square feet in the R-1, Single Family Residence Zoning District.

**Location:** Lot 5 of Crooked Creek Second Subdivision commonly known as 2311 Limb Drive, Mahomet.

**Case 463-V-03** Petitioner: **Roy and Delores Humphrey**

**Request:** Authorize the use of a lot with an area of 14,168 square feet instead of the minimum required lot area of 20,000 square feet in the R-