

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **February 28, 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
5. Continued Public Hearings

Case 596-AT-07 Petitioner: **Champaign County Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

- A. Add as a standard condition for any Special Use Permit that all exterior lighting must be full cutoff type lighting fixtures with limited output and other relevant restrictions.**
- B. Add the use “Township Highway Maintenance Garage” to Section 5.2 Table of Authorized Uses and authorize as follows:**
 - 1. Authorize by-right in the B-1, B-4, B-5, I-1 and I-2 Zoning Districts.**
 - 2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only if:**
 - (a) the use is not located within 150 feet of an existing dwelling unless separated by a public right-of-way; and**
 - (b) only if located more than one and one-half-miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and**
 - (c) the use complies with other standard conditions that may apply to all Special Use Permits; and otherwise authorize only as a Special Use Permit.**
 - 3. Authorize only by Special Use Permit in the CR and all R Zoning Districts.**

6. New Public Hearings

***Case 603-V-08** Petitioner: **Dave Huddleston, d.b.a Wonderful World of Homes**

Request: **Authorize the establishment and use of an on-premises advertising sign that is 98 square feet in area in lieu of the required maximum of 75 square feet in area.**

Location: **Lot 2 of Warren Subdivision in Section 13 of Mahomet Township and commonly known as Wonderful World of Homes at 106 South Prairieview Road in Mahomet.**

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***Case 604-V-08** Petitioner: **Tom Nierman**

Request: **Authorize the following in the AG-2 District:**

- A. The use and reconstruction of an existing porch with a front yard of 17 feet and a setback of 47 feet, six inches in lieu of the required 30 feet front yard and 75 feet setback in regard to Fogel Road, a collector street;**
- B. The use and reconstruction of an existing shed with a front yard of eight feet, six inches and a setback of 33 feet, six inches in lieu of the required 30 feet front yard and 75 feet setback in regard to Fogel Road, a collector street; a side yard of eight feet in lieu of the required side yard of 10 feet for accessory structures; and a zero foot driveway visibility triangle in lieu of the required 15 feet driveway visibility triangle;**
- C. The use and reconstruction of an existing open-air plant arbor with a side yard of four feet in lieu of the required 10 feet for accessory structures and a rear yard of eight feet in lieu of the required 10 feet for accessory structures; and**
- D. The use and construction of a solid opaque fence with a zero feet driveway visibility triangle in lieu of the required 15 feet driveway visibility triangle.**
- E. The use and reconstruction of an existing house with a front yard of 25 feet and a setback of 55 feet, six inches in lieu of the required 30 feet front yard and 75 feet setback in regard to Fogel Road, a collector street.**

Location: **Lot 10 of Charter Oaks Subdivision in Section 12 of Mahomet Township and commonly known as the house at 1104 Charter Oaks Circle in Mahomet.**

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

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