

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: August 11, 2011  
Time: 7:00 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 (June 16, 2011)
5. Continued Public Hearings

**Note: The full ZBA packet is now available  
on-line at: [co.champaign.il.us](http://co.champaign.il.us).**

**Case 687-AM-11 Petitioner: Dr. Phillip Jones and Sarabeth Jones**

**Request: Amend the Zoning Map to change the zoning district designation from CR Conservation-Recreation to AG-1 Agriculture.**

**Location: An approximately 12.69 acre tract of land that is located in the North Half of the South Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR 1600E, Villa Grove.**

**\*Case 688-S-11 Petitioner: Dr. Phillip Jones and Sarabeth Jones**

**Request: Authorize the construction and use of a "Heliport-Restricted Landing Area" as a Special Use on land that is proposed to be rezoned to the AG-1 Agriculture from the current CR Conservation-Recreation Zoning District in related zoning case 687-AM-11; and with a waiver of Special Use standard condition required by Section 6.1 that requires a runway safety area to be located entirely on the lot.**

**Location: An approximately 12.69 acre tract of land that is located in the North Half of the south Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR 1600E, Villa Grove.**

**Case 689-AM-11 Petitioner: Charles T. and Shelly Sollers**

**Request: Amend the Zoning Map to allow for the establishment and use of 1 single family residential lot in the CR Conservation-Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

**Location: An approximately 6 acre tract of land that is located in the West half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately one-half mile west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR 200N).**

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**Case 690-AM-11** Petitioner: **Benjamin and Jennifer Shadwick**

Request: **Amend the Zoning Map to allow for the establishment and use of 1 single family residential lot in the CR Conservation-Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **An approximately 5.3 acre tract of land that is located in the West Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately 2,000 feet west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR 200N).**

6. New Public Hearings

**\*Case 694-V-11** Petitioner: **Daman Reifsteck**

Request: **Authorize the construction and use of an addition to an existing dwelling and authorize the reconstruction of the existing dwelling with a setback of 44 feet and 7 inches from CR 900E, a minor street, in lieu of the minimum required setback of 55 feet and a front yard of 14 feet and 7 inches from the front property line in lieu of the minimum required front yard of 25 feet in the AG-1 District.**

Location: **An approximately one acre lot in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 27 of Tolono Township and commonly known as the house at 702 CR 900E, Tolono.**

7. Staff Report

8. Other Business

- A. June and July 2011 Monthly Report
- B. Adoption of ZBA Bylaws Amendment
- C. Review of ZBA Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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