

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **March 15, 2012**  
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 (February 16, 2012)
5. Continued Public Hearings

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

**Note: MEETING TIME AT 7:00 P.M.**

**\*Case 691-S-11** Petitioner: **Pastor David L. Rogers and Apostolic Life UPC Church, LLC**

Request: **Authorize (1) the Apostolic Life UPC Church as a special use and (2) the establishment and use of a “Residential Recovery Center” as a second special use on the same land, in the AG-2 Agriculture Zoning District.**

Location: **Lot 3 of the Almar First Subdivision in the Northeast Quarter of Section 3 of Urbana Township and commonly known as the Apostolic Life UPC Church located at 2107 High Cross Road, Urbana.**

6. New Public Hearings

**\*Case 698-S-11** Petitioner: **S.J. Broadcasting, LLC, with owners Steven J. Khachaturian, Jon E. Khachaturian and the estate of Clinton C. Atkins**

**\*\*NO FINAL ACTION IS POSSIBLE**

Request: **Authorize a radio transmission tower that is 346 feet in height and transmitter building as a Special Use with waivers (variance) of standard conditions in the AG-1 Zoning District, subject to the required variance in related Case 706-V-12.**

Location: **A 5 acre tract in the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 36 of Tolono Township and commonly known as a vacant parcel on the west side of CR 1200E and located approximately one-half mile south of the intersection of CR 1200E and CR 700N, Tolono.**

**\*Case 706-V-12** Petitioner: **S.J. Broadcasting, LLC, with owners Steven J. Khachaturian, Jon E. Khachaturian and the estate of Clinton C. Atkins**

**\*\*NO FINAL ACTION IS POSSIBLE**

Request: **Authorize the following in the AG-1 District:**

- A. Authorize the use of a 5 acre lot on best prime farmland in lieu of the maximum lot size of 3 acres on best prime farmland in the AG-1 District for the construction and use of a radio transmission tower and transmitter building in related Special Use Permit Case 698-S-11 (included as the original variance); and**
- B. Waiver (variance) of standard conditions for a front yard setback of 70 feet from CR 1200E in lieu of the required 100 feet and a rear yard setback of 40 feet in lieu of the required 50 feet.**

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**\*Case 706-V-12 cont:**

Location:           **A 5 acre tract in the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 36 of Tolono Township and commonly known as a vacant parcel on the west side of CR 1200E and located approximately one- half mile south of the intersection of CR 1200E and CR 700N, Tolono.**

**\*Case 702-V-11** Petitioner:   **Roger Burk**

Request:           **Authorize the following in the I-1 Light Industry Zoning District:**

- Part A. Variance for a proposed warehouse storage facility with a setback of 54 feet from the centerline of Paul Avenue a local street, in lieu of the minimum required 58 feet; and**
- Part B. Variance for a side yard of 5 feet in lieu of the minimum required side yard of 10 feet; and**
- Part C. Variance for a rear yard of 5 feet in lieu of the minimum required rear yard of 20 feet;**
- Part D. Variance from the visibility triangle requirements for a corner lot; and**
- Part E. Variance from the minimum required number of parking spaces for industrial uses; and**
- Part F. Variance from the loading berth requirements in lieu of the required 1 loading berth; and**
- Part G. Variance from a minimum separation from a side property line for parking spaces of 1 foot in lieu of the minimum required 5 feet.**

Location:           **Lots 299 and 300 of Wilber Heights Subdivision in the Southwest Quarter of Section 31 of Somer Township and commonly known as the buildings at 101 Paul Avenue, Champaign.**

7. Staff Report
8. Other Business
  - A. February 2012 Monthly Report
  - B. 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.**