

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 26, 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 (March 29, 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 699-AM-11** Petitioner: **L.A. Gourmet Catering, LLC, with owners Annie Murray, Lauren Murray and landowner John Murray**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2, Agriculture Zoning District in order to operate the proposed Special Use in related zoning case 700-S-11.**

Location: **A 10 acre tract in the Southwest Quarter of the Northwest Quarter of Section 14 of Hensley Township and commonly known as the home at 2150 CR 1000E, Champaign.**

\***Case 700-S-11** Petitioner: **L.A. Gourmet Catering, LLC, with owners Annie Murray, Lauren Murray and landowner John Murray**

Request: **Authorize the construction and use of an Event Center as a “Private Indoor Recreational Development” as a Special Use on land that is proposed to be rezoned to the AG-2, Agriculture Zoning District from the current AG-1, Agriculture District in related Case 699-AM-11.**

Location: **A 10 acre tract in the Southwest Quarter of the Northwest Quarter of Section 14 of Hensley Township and commonly known as the home at 2150 CR 1000E, Champaign.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
*April 26, 2012*

6. New Public Hearings

\* **Case 697-V-11** Petitioner: **Ronald and Susan Bryant**

Request: **Authorize the following in the AG-1 Agriculture Zoning District:**  
**Part A. Variance for a proposed division of a lot 2.37 acres in area in lieu of the minimum required lot area of 5 acres;**  
**Part B. Variance for a proposed lot area of 35,500 square feet in lieu of the minimum required lot area of 43,560 square feet (1 acre);**  
**Part C. Variance for a proposed average lot width of 125 feet in lieu of the minimum required average lot width of 200 feet;**  
**Part D. Variance for a rear yard of an existing home of 21 feet in lieu of the minimum required rear yard of 25 feet;**  
**Part E. Variance for a proposed side yard of an existing accessory building of 8 feet in lieu of the minimum required side yard of 10 feet;**  
**Part F. Variance for a rear yard of an existing accessory structure of 8 feet in lieu of the minimum required rear yard of 10 feet.**

Location: **A 2.37 acre tract proposed to be divided into two lots in the East One-Half of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 20 of Hensley Township and commonly known as the homes at 5111 Lindsey Road, Champaign.**

\* **Case 714-V-12** Petitioner: **Lee and Myrtle Pardy**

Request: **Authorize the following in the AG-2 Agriculture Zoning District:**  
**Variance for a side yard of an existing carport of 7 feet in lieu of the minimum required side yard of 10 feet.**

Location: **A .90 acre parcel in the West One-Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 27 of Somer Township and commonly known as the home at 5106 North Cunningham Avenue, Urbana.**

7. Staff Report

8. Other Business

A. Review of ZBA Docket

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

10. Adjournment

---

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