

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **January 17, 2013**  
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 (September 19, 2012 and October 24, 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).**

**\*Case 707-S-12 and \*725-V-12**

Petitioner: **Daniel Williams and landowner Fran Williams**

Case 707-S-12 Request: **Authorize the use of an existing Paintball Facility as an “Outdoor Commercial Recreational Enterprise” as a Special Use on 5.2 acres that is part of a 35 acre tract in the CR Conservation-Recreation Zoning District.**

Case 725-V-12 Request: **Authorize the following in the CR Conservation-Recreation Zoning District for a Special Use proposed in Case 707-S-12:**

**Part A. Variance for a rear yard of 0 feet in lieu of the minimum required 25 feet**

**Part B. Variance for a side yard of 0 feet in lieu of the minimum required 15 feet**

**Part C. Variance from a minimum separation from a front property line for parking spaces of 0 feet in lieu of the minimum required 10 feet.**

Location: **A 35 acre tract in the Southeast Quarter of the Northeast Quarter of Section 36 of Newcomb Township and commonly known as the home at 2453 CR 600E, Dewey.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**JANUARY 17, 2013**  
**PAGE 2**

6. New Public Hearings

\* Case 724-V-12 Petitioner: **Jedd Swisher**

Request: **Authorize the following in the CR Conservation-Recreation Zoning District:**

**Part A. Authorize the following on Lot 2 of Phillips Acres Subdivision:**

1. Variance for a lot area of .78 acre in lieu of the minimum required 1 acre;
2. Variance for an average lot width of 104.15 feet in lieu of the minimum required 200 feet;
3. Variance to authorize the use of Lot 2 separately from Lot 3 in lieu of the requirement that when two or more contiguous lots that do not meet any dimensional, geometric, lot access or other standards are brought into common ownership the lots shall be considered one lot, on the subject property.

**Part B. Authorize the following on Lot 3 of Phillips Acres Subdivision:**

1. Variance for a lot area of .77 acre in lieu of the minimum required 1 acre;
2. Variance for an average lot width of 104.40 feet in lieu of the minimum required 200 feet;
3. Variance to authorize the use of Lot 3 separately from Lot 2 in lieu of the requirement that when two or more contiguous lots that do not meet any dimensional, geometric, lot access or other standards are brought in to common ownership the lots shall be considered one lot, on the subject property.

Location: **Lots 2 and 3 of Phillip's Acres Subdivision in the Northeast Quarter of Section 12 of Urbana Township and commonly known as the dwelling at 1762 CR 1650N, Urbana.**

7. Staff Report

8. Other Business

- A. November and December 2012 Monthly Reports
- B. Review of Docket
- C. Review and approval of 2013 ZBA Meeting Calendar

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.**