

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 15, 2015**
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 (August 27, 2015 and September 10, 2015)
5. Continued Public Hearings
6. New Public Hearings

**Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.**

Case 805-AM-15, 806-S-15 and 807-V-15 Petitioner: **Michael Wishall, Jason Wishall, Brian Wishall
d.b.a. Wishall Transport, Wishall Farms &
Transportation, Inc., and Wishall Farms, Inc.**

Case 805-AM-15 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 authorize the use of an existing unauthorized Truck
Terminal as a proposed Special Use in related Zoning Case 806-S-15 and
subject to the requested variance in related zoning case 807-V-15, on the
subject property below:**

***Case 806-S-15** Request: **Part A: Authorize the use of an existing unauthorized Truck Terminal 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
Zoning District in related zoning Case 805-AM-15 and subject to
the requested variance in related zoning case 807-V-15, on the
subject property below.**

**Part B: Authorize the following waiver to the standard conditions of the
“Truck Terminal” special use as per Section 6.1.3 of the Zoning
Ordinance: A separation distance of 30 feet in lieu of the required
200 feet between any Truck Terminal and any adjacent residential
district or residential use.**

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NOTICE OF PUBLIC HEARING
OCTOBER 15, 2015

***Case 807-V-15** Request: **Authorize the following variance on land proposed to be rezoned to the AG-2 Agriculture Zoning District in related Case 805-AM-15 in order to authorize the use of an existing unauthorized Truck Terminal as a proposed Special Use in related Case 806-S-15 on the subject property below.**

Part A: A variance from Section 5.3 of the Zoning Ordinance for a lot size of 5.68 acres in lieu of the maximum area of 3 acres for lots with soils that are best prime farmland

Part B: A variance from the Champaign County Stormwater Management and Erosion Control Ordinance which requires a Stormwater Drainage Plan and review for lots of 2 to 6.25 acres that have greater than one acre of impervious surface area.

Location: **A 5.68 acre tract in Pesotum Township in the Northwest Quarter of the Northwest Quarter of Section 10 of Township 17 North, Range 8 East of the Third Principal Meridian and commonly known as Wishall Transport, Wishall Farms & Transportation, Inc., and Wishall Farms, Inc. located at 482 and 486 CR 900 East, Tolono.**

***Case 813-S-15** Petitioner: **David and Ginger Spillars, d.b.a. Ohana Pools, Spas & Billards, Inc.**

Request: **Authorize the conversion of an existing single family dwelling to a two-family dwelling by the addition of a second dwelling in the AG-2 Agriculture Zoning District.**

Location: **Lot 2 of Hudson Acres Subdivision, in the Southeast Quarter of the Southwest Quarter of Section 11 in Urbana Township and commonly known as the residence at 3710 East University Avenue, Urbana.**

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

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