

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 26, 2018**
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 28, 2018**
5. Continued Public Hearings
6. New Public Hearings

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

TIME: 7:00 P.M.

LOCATION: LYLE SHIELDS MEETING ROOM

***Case 909-S-18 and 910-V-18**

Petitioner: **Fred and Justin Einck d.b.a. Fred's Plumbing, Heating, Air Conditioning and Electric, Inc.**

***Case 909-S-18** Request: **Authorize a Contractor's Facility with Outdoor Storage and Outdoor Operations as a Special Use in the AG-1 Agriculture Zoning District, subject to the variance requested in related Case 910-V-18.**

***Case 910-V-18** Request: **Part A. Authorize a variance for 0 loading berths in lieu of the minimum required 2 loading berths for commercial and industrial uses in the AG-1 Agriculture Zoning District, per section 7.4.2 D. of the Champaign County Zoning Ordinance, subject to the request for Special Use Permit approval in related Case 909-S-18.**

Part B. Authorize a variance from the Champaign County Stormwater Management and Erosion Control Ordinance, which requires a Stormwater Drainage Plan and review for more than one acre of impervious area on a lot that is 2 acres in area.

Location: **A 2-acre tract that is Lot 1 of the Final Plat of Eichhorst Subdivision approved by the Champaign County Board on March 27, 2018, in the Southwest Quarter of the Southwest Quarter of Section 18 of Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and commonly known as a part of the farm field east of the Illinois Department of Transportation maintenance facility located at 160 East Leverett Road, Champaign.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING**

July 26, 2018

Page 2

***Case 911-V-18** Petitioner: **Laura Ehmen, agent for Eunice Ehmen, with Taylor Ehmen and Roderick Beyers**

Request: **Authorize a variance in the AG-1 Agriculture Zoning District for the creation of a lot on best prime farmland that is 4.36 acres in lieu of the maximum area of 3 acres for lots with soils that are best prime farmland, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **Part of a 76.87-acre tract of land located in the Northwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, with an address of 2071 Homer Lake Road, St. Joseph.**

***Cases 912-S-18 and 913-V-18**

Petitioner: **Mark and Kristi Pflugmacher**

***Case 912-S-18** Request: **Authorize a Special Use Permit for construction of an artificial lake of approximately 6 acres in area in the CR Conservation Recreation Zoning District, per Section 5.2 of the Zoning Ordinance.**

***Case 913-V-18** Request: **Authorize a variance for a proposed lot without access to a street consisting of solid ground passable to emergency vehicles, no less than 20 feet in width, and located entirely within the lot lines, per Section 4.2.1 I. of the zoning Ordinance.**

Location: **A minimum of 35 acres in the South Half of the Northeast Quarter, and the North Half of the Southeast Quarter of Section 19 of Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township.**

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.**