

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 17, 2019**
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 12, 2019
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 CHANGE: 6:30 P.M.
LOCATION: LYLE SHIELDS MEETING ROOM

- *Case 957-V-19** Petitioner: **Margaret B. Liu, Trustee of the Margaret B. Liu Revocable Trust, via agent Paul Cole**
Request: **Authorize the following variance in the AG-1, Agriculture Zoning District:**
Part A: Authorize a variance for the addition of 1.08 acres to an existing 31.835-acre lot, for a total of 32.915 acres in area, in lieu of the maximum allowed 3 acres for lots with soils that are best prime farmland per Section 5.3 of the Champaign County Zoning Ordinance; and
Part B: Authorize a variance for a proposed division of a lot 5 acres or less in area, per Section 5.4.2 A.3 of the Zoning Ordinance.
Location: **A 31.835-acre tract plus a 5-acre lot that are proposed to be subdivided into three lots located in the Northeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 9 East of the Third Principal Meridian in Crittenden Township with the 5-acre lot having an address of 493 County Road 1400E, Tolono.**
- *Cases 958-V-19 and 959-V-19** Petitioner: **Kevin and Jan Walsh**
- *Case 958-V-19** Request: **Authorize a variance for proposed Lot 1 with a lot area of 0.563 acre and an average lot width of 150 feet in lieu of the minimum required one acre in area and 200 feet average lot width in the CR Conservation Recreation Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**
- *Case 959-V-19** Request: **Authorize a variance for proposed Lot 2 with a lot area of 0.421 acre and an average lot width of 119 feet in lieu of the minimum required one acre in area and 200 feet average lot width in the CR Conservation Recreation Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**
Location: **A proposed replat of Lot 5 of Robert Wolf Subdivision and Lots 7 and 9 of Robert Wolf Second Subdivision, in the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph 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.**