

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: November 23, 2004 (Tuesday)
Time: 6:30 p.m.
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.

If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

Case 454-S-04 Petitioner: **First Christian Church and Todd Weger, Architect, Agent**

Request: **Authorize the expansion and use of an existing, nonconforming church in the AG-1, Agriculture Zoning District.**

Location: **The subject property is an approximately 40 acre tract in the northeast quarter of the northeast quarter of Section 32 of Champaign Township that is located at the intersection of Staley Road and Curtis Road and that is commonly known as the First Christian Church, 3601 South Staley Road, Champaign, Illinois.**

Case 475-AT-04 Petitioner: **Zoning Administrator**

Request: **Modify Paragraph 9.1.5(B) to expand the power and duty of a Hearing Officer to the extent allowed by Illinois Statute.**

6. New Public Hearings

Case 469-S-04 Petitioner: **Eldean Bergman d.b.a. Border Magic LLC**

Request: **On property in the B-4, General Business Zoning District, authorize the following as a Special Use:**

- A. Authorize the establishment of a light assembly business as a second principal use; and
- B. Authorize the establishment and use of two principal structures consisting of the following:
 1. a Mobile Home sales office with display homes; and
 2. a wholesale and light assembly business

Location: **Lots 1 and 2 of the Pete Johnson Subdivision and commonly known as Schluter Homes Inc. and Border Magic located at 1503 CR 2700 N, Rantoul.**

Case 470-V-04 Petitioner: **Ranger Enterprises, Inc. and Stephen Lewis, agent**

Request: **Authorize the construction and use of freestanding on-premises advertising signs on a property in the B-3, Highway Business Zoning District with the following variances:**

- A. for a sign with a height of 35 feet at the property line instead of the maximum allowable height of 30 feet at the property line and that is to be located on the County Highway 21 (Market Street) frontage; and
- B. for a sign with (1) an area of 1,237 square feet instead of the maximum allowable area of 150 square feet and (2) a height of 75 feet, that is to be located on the County Highway 20 frontage but directed primarily toward Interstate 57.

Location: **Lot 1 of the Phillip Warner Subdivision in Section 24 of Hensley Township that is commonly known as the Road Ranger/Citgo facility at 4910 North Market Street, Champaign.**

7. Staff Report
8. Other Business

Discussion of ZBA preference regarding township hearings

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