

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 14, 2010**  
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 (September 16, 2010)
5. Continued Public Hearings

**Case 665-AT-10** Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by revising paragraph 4.3.3 G. as follows:**

- A. Increase the maximum fence height allowed in side and rear yards from six feet to eight feet for fences in Residential Zoning Districts and on residential lots in the AG-1 and AG-2 Zoning Districts.**
- B. Require fencing that is higher than four feet tall to be at least 50% transparent when located in the following areas:**
  - (1) In Residential Zoning Districts, all fencing that is in the front yard**
  - (2) On residential lots in the AG-1, AG-2, and CR Zoning Districts, only fencing between the dwelling and the driveway within 25 feet of the dwelling**
- C. Increase the maximum allowed height of all fencing to allow up to three inches of ground clearance.**

**Case 666-AT-10** Petitioner: **Champaign County Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by revising Subsection 6.1 and paragraph 9.1.11D.1. to clarify that the standard conditions in Subsection 6.1 which exceed the requirements of Subsection 5.3 in either amount or kind are subject to waiver by the Zoning Board of Appeals or County Board.**

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6. New Public Hearings

**\*Case 676-S-10**      Petitioner: **United Prairie LLC, owned by Premier Cooperative and Topflight Grain**

Request: **Authorize “Farm Chemicals and Fertilizer Sales including incidental Storage and mixing of blended fertilizer” as a Special Use Permit in the AG-1 Agriculture Zoning District.**

Location: **Lots 1, 2 & 3 of August Miller’s Subdivision in Section 34 of East Bend Township and commonly known as the houses at 3062 CR 950E and 3054 CR 950E, Dewey.**

7. Staff Report

A. September, 2010 Monthly Report

8. Other Business

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.**