

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **June 16, 2016**
Time: **7:00 P.M.**
Place: **John Dimit 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 (April 14, 2016)
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 832-V-16** Petitioner: **Christopher Schultz**
Request: **Authorize the following Variance on a lot in the AG-2 Agriculture Zoning District:**
Part A: Authorize the use of an existing lot that is 13,280 square feet in area in lieu of the minimum required lot size of 30,000 square feet; and
Part B: Authorize the use of an existing lot that has an average lot width of 80 feet in lieu of the minimum required lot width of 150 feet; and
Part C: Authorize the construction and use of a proposed detached garage with a setback of 43 feet from the centerline of Olympian Road in lieu of the minimum required setback of 55 feet and a front yard of 13 feet in lieu of the minimum required 30 feet.
Location: **A 0.3 acre tract in the Northwest Quarter of the Northwest Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and commonly known as the residence at 707 East Olympian Road, Urbana.**
- Case 833-AM-16** Petitioner: **Terry and Janice Wolf d.b.a. Wolf Ag Solutions**
Request: **Amend the Zoning Map to change the zoning district designation from the AG-2 Agriculture District to the B-4 General Business District for the continued use of a Farm Equipment Sales and Service business with a Trailer Sales Area (open lot).**
Location: **A 5 acre tract in the Southwest Quarter of the Southeast Quarter of Section 4, Township 18N Range 14W of the Second Principal Meridian in South Homer Township and commonly known as the business Wolf Ag Solutions with an address of 2758 CR 1100 North, Homer.**

7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. Reinstate Previously Cancelled Meetings: September 29, October 13 and November 10 to be held in the John Dimit Meeting Room
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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