

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **January 26, 2017**
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 accommodation, 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 (August 25, 2016 and January 12, 2017)
5. Continued Public Hearings

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

Cases 858-AM-16 and * 859-S-16 Petitioners: Abigail Frank, Amber Barnhart, Trent Barnhart, Donald Barnhart

Case 858-AM-16: Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning district to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use with waiver in related Zoning Case 859-S-16 on the subject property described below.

*** Case 859-S-16:** Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related Zoning Case 858-AM-16 on the subject property described below, with the following waiver to the standard conditions for an Outdoor Commercial Recreational Enterprise:
Authorize a waiver for an Outdoor Commercial Recreational Enterprise that is 185 feet from a residential use in lieu of the minimum required 200 feet separation distance.

Subject Property: Four different tracts of land totaling 35.15 acres in the East Half of the Northwest Quarter of Section 4 of Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township and commonly known as the farmstead located east of Barnhart Prairie Restoration at 1433 East Old Church Road, Urbana.

6. New Public Hearings

***Case 861-V-16** Petitioner: **Richard and Elizabeth Riddle**

Request: **Authorize the following Variance in the AG-1, Agriculture Zoning District:**
Part A. Variance for an existing non-conforming dwelling with a setback of 47 feet in lieu of 55 feet from the street centerline of CR 2600E as per Section 5.3 of the Zoning Ordinance; and
Part B. Variance for a lot area of 37,750 square feet (0.867 acre) in lieu of the minimum required 1 acre, as per Section 5.3 of the Zoning Ordinance; and

Location: **A 0.867-acre tract in the West Half of the Northwest Quarter of Section 5, Township 19 North, Range 14 West of the Second Principal Meridian in Ogden Township, and commonly known as the residence at 1776 CR 2600E, Ogden.**

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.**