

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 26, 2017**
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
5. Continued Public Hearings
6. New Public Hearings

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

- *Cases 881-S-17 and 887-V-17 Petitioner: **Steve Gilbert, d.b.a. Shady Rest Materials, LLC, d.b.a. Gilbert Transport LLC**
- *Case 881-S-17: Request: **Authorize an existing trucking, quarrying, and recycling of construction materials Business as a “Mineral Extraction, Quarrying, topsoil removal and allied activities” Special Use in the AG-1 Agriculture Zoning District subject to the variance requested in related Case 887-V-17 and subject to the following waivers of standard conditions required by Section 6.1.3 of the zoning Ordinance:**
 - Part A: **Authorize a waiver for side and rear yards of 15 feet in lieu of the minimum required 100 feet.**
 - Part B: **Authorize a waiver for a setback from street centerline of 25 feet in lieu of the minimum required 150 feet.**
 - Part C: **Authorize a waiver for no wire mesh fence surrounding the Special Use, in lieu of the minimum required 6 feet tall wire mesh fence.**
- *Case 887-V-17: Request: **Authorize the following Variance for an existing, trucking, quarrying, and recycling of construction materials business in the AG-1 Agriculture Zoning District, subject to the request for Special Use Permit approval and waivers in related Case 881-S-17:**
 - Part A: **Authorize a Variance from the Champaign County Storm Water Management Erosion and Control Ordinance for the requirement of a stormwater drainage plan with detention.**
 - Part B: **Authorize a variance from Section 7.6.2 of the Champaign County Zoning Ordinance for no screening in lieu of a Type D screen required for outdoor storage and operations within 1,000 feet of a major street.**

Location: A 23.71 acre tract in the Northeast Quarter of the Northeast Quarter of Section 5 of Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township and commonly known as Gilbert Trucking, with an address of 4403 Cardinal Road, Champaign, Illinois.

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.**