

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **May 27, 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 (May 13, 2010)
5. Continued Public Hearings

***Case 645-S-09** Petitioner: **Robert and Barbara Gerdes**

Request: **Authorize the construction and use of a “Restricted Landing Area” as a
Special Use in the AG-1 Agriculture Zoning District.**

Location: **An approximately 83 acre tract that is approximately the West Half of the
Southwest Quarter of Section 33 of Ayers Township and commonly known
as the farm at 52 CR 2700E, Broadlands.**

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 all fencing that is in the front yard and that is higher than four
feet tall to be at least 50% transparent in Residential Zoning Districts
and on residential lots in the AG-1, AG-2, and CR Zoning Districts.**
- C. Increase the maximum allowed height of all fencing to allow up to three
inches of ground clearance.**

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6. New Public Hearings

Case 668-AT-10 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

1. **In Section 3, add RESIDENTIAL RECOVERY CENTER as a defined term that generally is a group living facility for residents who are receiving support and training to assist them in recovering from the effects of chemical and alcohol dependency.**
2. **In Section 4.2.1 C. authorize RESIDENTIAL RECOVERY CENTER as a second principal use on a lot with a church or temple in the AG-2 District.**
3. **In Section 5.2, add RESIDENTIAL RECOVERY CENTER to the Table of Authorized Principal Uses as a use allowed by-right in the R-4 Multiple Family Zoning District, and allowed by Special Use Permit subject to standard conditions only in the AG-2 Agriculture Zoning District and indicate a new footnote.**
4. **In Section 5.2 add the new footnote indicating RESIDENTIAL RECOVERY CENTER is only allowed as a Special Use Permit in AG-2 District when:**
 - (1) **Located within one-and-one-half miles of a home rule municipality with an adopted comprehensive plan; and**
 - (2) **Operated by a church or temple and located on the same property as the operating church or temple.**
5. **Add RESIDENTIAL RECOVERY CENTER to Section 6.1.3 with standard conditions of approval, including but not limited to:**
 - (1) **The property must be served by public transportation; and**
 - (2) **A limit of 30 residents; and**
 - (3) **24-hour, seven days per week supervision by a responsible and qualified staff person.**

7. Staff Report

8. Other Business

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

10. Adjournment

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