

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 14, 2011**
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 (June 16, 2011)
5. Continued Public Hearings
Case 683-AT-11 Petitioner: **Zoning Administrator**

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

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

1. **Add definitions for ‘by right’, ‘discretionary’, ‘discretionary development’, ‘parcel’, ‘best prime farmland’, ‘suited overall, and ‘well suited overall’.**
2. **Revise paragraph 5.4.3C.2. as follows:**
 - (a) **In subparagraph a., add ‘and infrastructure to support the development’ and give examples of relevant infrastructure;**
 - (b) **In subparagraph h. add ‘to support the proposed development’ and give examples of relevant services;**
 - (c) **In subparagraph j., delete ‘effects on’ and replace with ‘the amount of disturbance to.’**
3. **Revise paragraph 9.1.11.B. by adding criteria that apply to special use permits in the AG-1, AG-2, and CR zoning districts in addition to the existing criteria for any special use permit as follows:**
 - (a) **The property is either best prime farmland and the property with proposed improvements is well suited overall or the property is not best prime farmland and the property with proposed improvement is suited overall;**
 - (b) **The existing public services are adequate to support the proposed special use effectively and safely without undue public expense;**
 - (c) **The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.**

Case 684-AT-11 Petitioner: **Zoning Administrator**

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

1. **Revise Section 5.2 by indicating that a subdivision in the CR, AG-1, or AG-2 zoning districts that totals more than three lots or with new streets or private access ways requires a County Board approved special use permit for Rural Residential Development in addition to the Rural Residential Overlay District.**
2. **Revise Section 5.4.3 as follows:**
 - (a) **Add a requirement for a County Board approved special use permit for Rural Residential Development in accordance with Section 9.1.11.;**
 - (b) **Add a requirement that the public hearing for a map amendment for a Rural Residential Overlay and the public hearing for the related special use permit for Rural Residential Development must be concurrent.**

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Case 685-AT-11 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by revising Section 6.1 by adding standard conditions required for any County Board approved special use permit for a Rural Residential Development in the Rural Residential Overlay district as follows:**

- (1) Require that each proposed residential lot shall have an area equal to the minimum required lot area in the zoning district that is not in the Special Flood Hazard Area;**
- (2) Require a new public street to serve the proposed lots in any proposed RRO with more than two proposed lots that are each less than five acres in area or any RRO that does not comply with the standard condition for minimum driveway separation;**
- (3) Require a minimum driveway separation between driveways in the same development;**
- (4) Require minimum driveway standards for any residential lot on which a dwelling may be more than 140 feet from a public street;**
- (5) Require for any proposed residential lot not served by a public water supply system and that is located in an area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, that the petitioner shall conduct groundwater investigations and contract the services of the Illinois State Water Survey (ISWS) to conduct or provide a review of the results;**
- (6) Require for any proposed RRO in a high probability area as defined in the Illinois State Agency Historic Preservation Agency (ISHPA) about the proposed RRO development undertaking and provide a copy of the ISHPA response;**
- (7) Require that for any proposed RRO that the petitioner shall contact the Endangered Species Program of the Illinois Department of Natural Resources and provide a copy of the agency response.**

6. New Public Hearings

***Case 693-S-11** Petitioner: **Fisher Community School District Number One**

Request: **Authorize a School Transportation Facility as a Special Use Permit in the AG-1 Zoning District.**

Location: **A 33 acre tract in the Northwest Quarter of the Southwest Quarter of Section 36 of Brown Township and commonly known as the barn and farmland at 3032 CR 500E, Fisher.**

7. Staff Report

A. June, 2011 Monthly Report

8. Other Business

A. Proposed ZBA Bylaws Amendments

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

10. Adjournment

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