

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: January 16, 2014
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 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

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



Case 764-V-13 Petitioner: **Lars Johnson with agent Shawn Bickers**
Request: **Authorize the following in the R-4 Multiple Family Residence Zoning District:**
Part A. Authorize the following variance for an existing townhouse:
 (1) lot coverage of 44% in lieu of the maximum allowed 40%; and
 (2) a front setback of 40 feet from the centerline of Briar Hill Drive in lieu
 of the minimum required 55 feet; and
 (3) a front yard of 20 feet in lieu of the minimum required 25 feet.
Part B. Authorize the following variance for an addition to an existing townhouse:
 (1) authorize construction of a building addition in a recorded utility
 easement in lieu of the requirement that no construction shall take
 place in a recorded utility easement; and
 (2) a side yard of 1 foot in lieu of the minimum required 5 feet.

Location: **Lot 1 of Wisegarver's Subdivision in the Southeast Quarter of Section 21 of
Champaign Township and commonly known as the townhome at 2120
Briar Hill Drive, Champaign.**

6. New Public Hearings

Case 768-AT-13 Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance by adding the following
standard conditions and special provisions to Section 6.1.3:**
**Part A: Revise the use category "heliport/restricted landing area" to "heliport-
restricted landing area: and revise the existing standard conditions and
special provisions for the use category "heliport-restricted landing area"
and add new standard conditions and special provisions, as follows:**

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Case 768-AT-13 cont:

- (1) Number the existing standard condition and special provision 1.
- (2) Add the following standard conditions and special provisions for a limited time not to exceed 365 days from the date of adoption:
 - (a) Add a standard condition and special provisions to require the Final Approach and Takeoff Area to be no closer than 800 feet from the nearest CR District when measured in a straight line from the Final Approach and Takeoff Area in an approach/takeoff path and no closer than 500 feet when measured from the Final Approach and Takeoff Area in other than an approach/takeoff path and that no part of the approach/takeoff path may be less than 100 feet above the nearest CR District.
 - (b) Add a standard condition and special provision to require that the Final Approach and Takeoff Area may be no closer than 1,320 feet from the nearest dwelling under different ownership than the heliport-restricted landing area.
 - (c) Add a standard condition and special provision to require that the Final Approach and Takeoff Area may be no closer than 300 feet from the nearest property under different ownership than the heliport-restricted landing area.

Part B. Revise the existing standard conditions and special provisions for the use category “restricted landing area” and add new standard conditions and special provisions as follows:

- (1) Number the existing standard conditions and special provision 1 through 4
- (2) Add the following standard conditions and special provisions for a limited time not to exceed 365 days from the date of adoption:
 - (a) Add a standard condition and special provision to require the end of the runway to be at least 1,500 feet from the nearest CR District when measured in a straight line from the end of the runway and not less than 500 feet when measured from the edge of the runway and that no part of the approach surface may be less than 100 feet above the nearest CR District.
 - (b) Add a standard condition and special provision to require that the runway may be no closer than 1,320 feet from the nearest dwelling under different ownership than the restricted landing area.
 - (c) Add a standard condition and special provision to require that the runway may be no closer than 300 feet from the nearest property under different ownership than the restricted landing area.

7. Staff Report

8. Other Business

A. Review of Docket

B. 2014 Zoning Board of Appeals Calendar

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

10. Adjournment



Administrative Hearing. Cross Examination allowed.