

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: February 13, 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 (January 16, 2014)
5. Continued Public Hearings

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

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 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.

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:

- (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.

Case 768-AT-13 cont:

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- (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.

6. New Public Hearings

Case 769-AT-13

Petitioner:
Request:

Zoning Administrator

Amend the Champaign County Zoning Ordinance by amending the Champaign County Stormwater Management Policy by changing the name to Storm Water Management and Erosion Control Ordinance and amending the reference in Zoning Ordinance Section 4.3.10; and amend the Storm Water Management and Erosion Control Ordinance as described in the legal advertisement which can be summarized as follows:

- I. Revise existing Section 1 by adding a reference to 55 ILCS 5/5-15-15 that authorizes the County Board to have authority to prevent pollution of any stream or body of water. (Part A of the legal advertisement)**
- II. Revise existing Section 2 by merging with existing Sections 3.1 and 3.2 to be new Section 2 and add purpose statements related to preventing soil erosion and preventing water pollution and fulfilling the applicable requirements of the National Pollution Discharge System (NPDES) Phase II Storm Water Permit. (Part B of the legal advertisement)**
- III. Add new Section 3 titled Definitions to include definitions related to fulfilling the applicable requirements of the National Pollution Discharge Elimination System (NPDES) Phase II Storm Water Permit. (Part C of the legal advertisement)**
- IV. Revise existing Sections 3.3, 3.4, and 4 and add new Sections 5, 11, 12, 13, 14, and 15 and add new Appendices C, D, and E. Add requirements for Land Disturbance activities including a requirement for a Land Disturbance Erosion Control Permit including Minor and Major classes of Permits that are required within the Champaign County MS4 Jurisdictional Area; add a requirement that land disturbance of one acre or more in a common plan of development must comply with the Illinois Environmental Protection Agency’s ILR 10 Permit requirements; add fees and time limits for each class of Permit; add requirements for administration and enforcement Permits; and add new Appendices with new standards and requirements for both Minor and Major Permits. (Parts D, E, L, M, N, O, T, U, and V of the legal advertisement)**
- V. Revise existing Section 7 to be new Section 6 and add a prohibition against erosion or sedimentation onto adjacent properties and add minimum erosion and water quality requirements that are required for all construction or land disturbance.**
- VI. Revise existing Section 5 to be new Section 8 and add a Preferred Hierarchy of Best Management Practices. (Part H of the legal advertisement)**
- VII. Revise and reformat existing Section 6, 8, 9, 10, 11, 12, and the Appendices and add new Section 18. (Parts G, I, J, P, Q, R, S and W of the legal advertisement)**

7. Staff Report

8. Other Business

- A. Review of Docket
- B. Cancellation of March 27, 2014, meeting

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

10. Adjournment
