

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: August 28, 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.

NOTE MEETING TIME: 6:30 p.m.

- 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 771-AM-13 & 772-S-13 Petitioner: **Randy and Sue Hopkins, d.b.a. Atlantic Services, Inc.**

Case 771-AM-13 Request: **Amend the Zoning Map to change the zoning district designation from the B-3 Highway Business Zoning District to the B-4 General Business Zoning District in order to authorize the proposed Special Use in related zoning Case 772-S-13, described below, on the subject property described below.**

***Case 772-S-13** Request: **On the subject property described below, authorize the following as a Special Use in the B-4 General Business Zoning District:**

Part A. Authorize multiple principal buildings on the same lot consisting of the following:

- (1) Self-Storage Warehouses providing heat and utilities to individual units, as a special use that was previously authorized in Case 101-S-97; and
- (2) a Landscaping and Maintenance Contractor's Facility with outdoor storage as proposed in Part B.

Part B. Authorize the construction and use of a Landscaping and Maintenance Contractor Facility.

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Cases 771-AM-13 and 772-S-13 cont:

Location: **An 11.8 acre tract of land in the North Half of the Northwest Quarter of the Northeast Quarter of Section 24 of Hensley Township and commonly known as the plant nursery and self-storage warehouse located at 31 East Hensley Road, Champaign, and an adjacent tract of farmland.**

***Case 778-S-14** Petitioner: **Charles and Mary Ellen Stites**

Request: **Authorize continued use of a Major Rural Specialty Business in the CR District on the following property as previously approved for a limited time in Special Use Permit 610-S-08.**

Location: **A 5.0 acre tract in the East Half of the Southeast Quarter of the Northeast Quarter of Section 1, Township 18 North, Range 10 East of Sidney Township and commonly known as River Bend Wild Game and Sausage Company at 1161 CR 2400E, St. Joseph.**

6. New Public Hearings

***Case 784-V-14** Petitioner: **Jerry O. and Barbara J. Kalk**

Request: **Authorize the following in the AG-1 Agriculture Zoning District:
Part A. Variance for lot coverage of 21.7% in lieu of the maximum allowed 20%;
Part B. Variance for a rear yard for two existing accessory buildings of 3 feet in lieu of the minimum required 10 feet.**

Location: **A 1/4 acre tract in Ogden Township in the West Half of the Northwest Quarter of the Northeast Quarter of Section 17 of Township 19N, Range 14E of the Second Principal Meridian and commonly known as the home at 1592 CR 2650E, Ogden.**

***Case 785-V-14** Petitioner: **Jarrett Clem and Kirsten Fantom, DVM**

Request: **Authorize the creation and use of a lot that is 9.23 acres in area on best prime farmland in lieu of the maximum allowed three acres on best prime farmland required by Footnote 13 in Section 5.3 in the AG- Agriculture Zoning District.**

Location: **A proposed 9.23 acre tract in Compromise Township in the South Half of the Northwest Quarter of the Southeast Quarter of Section 34 of Township 21N, Range 10E of the Third Principal Meridian and commonly known as the farmstead located at 2429 CR 2200E, St. Joseph, and adjacent farmland.**

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.**