

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **August 27, 2015**
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 25, 2015 and July 30, 2015)
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.**

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6. New Public Hearings

***Case 811-S-15** Petitioner: **Casey Hug d.b.a. Rub 'n Chug, LLC**

Request: **Authorize a catering kitchen as a Contractor's Facility with or without outdoor storage and/or outdoor operations in the AG-1, Agriculture Zoning District.**

Location: **A 1.2 acre tract in the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 2 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township located at 1757 CR 2275 East, St. Joseph, Illinois.**

***Case 812-V-15** Petitioner: **Windsor Road Christian Church**

Request: **Authorize the following in the AG-2 Agriculture Zoning District:**
Part A. A Private Traffic Direction Sign that is 24 square feet in area in lieu of the required maximum of 5 square feet in area.
Part B. A Private Traffic Direction Sign that is 20 square feet in area and 80 inches in height in lieu of the required maximum of 5 square feet in area and 5 feet (60 inches) in height.
Part C. Four Private Traffic Direction Signs that are 80 inches in height in lieu of the required maximum height of 5 feet (60 inches).
Part D. Three Private Traffic Direction Signs that are 6.25 square feet in area and 72 inches in height in lieu of the required maximum of 5 square feet in area and 5 feet (60 inches) in height.

Location: **A ten acre tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 27 of Champaign Township and commonly known as the Windsor Road Christian Church located at 2501 West Windsor Road, Champaign.**

7. Staff Report

8. Other Business

A. Review of the Docket

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

10. Adjournment

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