

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF SPECIAL MEETING

Date: **December 10, 2015**  
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 (October 15, 2015 and October 29, 2015)
5. Continued Public Hearings
6. New Public Hearings

*Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).*

- \*Case 818-S-15** Petitioner: **Dennis Ohnstad and John North, d.b.a. Woods Edge Development, Inc.**  
Request: **Part A. Authorize the expansion of a Manufactured Home Park to include four previously constructed manufactured dwelling units that were not included in the original authorization for the Woods Edge Manufactured Home Park approved on March 9, 1989, under Special Use Case 652-S-88.**  
**Part B. Authorize a minimum setback (yard) of 0 feet in lieu of 10 feet between the manufactured home and the manufactured home site, as per Section 6.2.2E of the Zoning Ordinance for the previously constructed manufactured dwelling units in Phase 2 of Woods Edge that are also the subject of Part A of the requested Special Use Permit: 297A Apple Tree Dr, 297B Apple Tree Dr, 299A Apple Tree Dr, 299B Apple Tree Dr.**  
**Part C. Authorize a minimum setback (yard) of 5 feet in lieu of 10 feet between the manufactured home and manufactured home site boundary, as per Section 6.2.2E of the Zoning Ordinance for the previously constructed manufactured dwelling units in Phase 2 of Woods Edge: 844 Peach Tree St, 845 Peach Tree St, 846 Peach Tree St, 847 Peach Tree St, 849 Peach Tree St, 855 Peach Tree St, 857 Peach Tree St, 861 Peach Tree St, 863 Peach Tree St, 864 Peach Tree St, 865 Peach Tree St, 866 Peach Tree St, 867 Peach Tree St, 869 Peach Tree St, 870 Peach Tree St, 871 Peach Tree St, 872 Peach Tree St, 874 Peach Tree St, 876 Peach Tree St, 877 Peach Tree St, 879 Peach Tree St, 338 Plum Tree Dr, 340 Plum Tree Dr.**

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- \*Case 818-S-15 cont.**      **Part D. Authorize a minimum setback (yard) of 5 feet in lieu of 10 feet between the manufactured home and the manufactured home site boundary, as per Section 6.2.2E of the Zoning Ordinance for all manufactured home sites in future Phase 3 of Woods Edge.**

Location:    **A 42.09 acre tract in the Northwest Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township with an address of 202 Apple Tree Drive, Urbana.**

**Case 819-AT-15** Petitioner: **Champaign County Zoning Administrator**

- Request:    **Amend the Champaign County Zoning Ordinance by adding the following:**
- A. In Section 4.2.1 C. add “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or any use and/or structure that is accessory to a HOSPITAL and/or medical CLINIC may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to Section 5.2”**
  - B. In Section 5.2, add “HOSPITAL” as a Special Use Permit in the CR District and add a footnote stating that “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or structure that is accessory to a HOSPITAL and/or medical CLINIC, may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to the standard conditions in Section 6.1.3.”**
  - C. In Section 5.2, add “Medical and Dental Clinic” as a Special Use Permit in the CR District and make the Special Use Permit subject to the same footnote as for HOSPITAL as a Special Use Permit in the CR District.**
  - D. In Section 6.1.3 add “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or any use and/or structure that is accessory to a HOSPITAL and/or medical CLINIC, as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District” and require no minimum fencing; require the minimum LOT AREA, Width, Maximum HEIGHT, and Required Yards to be the same as in the CR Zoning DISTRICT; and add the following special provisions (standard conditions)”**
    - 1. The Public Fairgrounds must have been an established use at the subject location on October 10, 1973.**
    - 2. Traffic impacts shall be considered.**
    - 3. Site design, land management, and storm water management designs and practices shall provide effective site drainage; meet or exceed state and federal water quality standards; protect downstream drainage patterns; minimize impacts on adjacent properties; provide for stream flows that support healthy aquatic ecosystems; and, wherever possible, preserve existing habitat and enhance degraded habitat.**
    - 4. A Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void.**

7. Staff Report

8. Other Business

- A. Introduction of new ZBA Member, Frank DiNovo
- A. 2016 ZBA Calendar Review
- B. Reschedule Case 792-V-14 to March 24, 2016, meeting

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

10. Adjournment

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