

•Summary of Committee Action

Champaign County Environment & Land Use Committee

Date: *May 09, 2005*
Time: *7:00 P.M.*
Place: *Meeting Room 1
Brookens Administrative Center
1776 E. Washington St.
Urbana, Illinois*

Members Present:

*Jan Anderson, Patricia Busboom, Chris Doenitz,
Tony Fabri, Nancy Greenwalt (VC), Ralph
Langenheim (C), Brendan McGinty, Steve
Moser, Jon Schroeder*

Phone: *(217) 384-3708*

Members Absent: None

AGENDA

- **County Board Action Required**
Old Business shown in Italics
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- | | | |
|-----|---|--|
| 1. | Call to Order | 7:05 p.m. |
| 2. | Approval of Agenda | Approved |
| 3. | Approval of Minutes | None |
| 4. | Public Participation | Roger Meyer and Larry Knox addressed Item #8; Ronald Minch addressed Item #7; Rob Parker, Richard Bishop, Stephanie Alexander, Herb Schildt, John Sapp addressed Item #A1; John and Joyce Schmale, David Kunde, Dave Atchley addressed Item # 9. |
| 5. | Correspondence
A. Letter from Brian T. Schurter dated April 20, 2005 regarding adoption of Compromise and Rantoul Township Planning Commissions | Placed on File |
| 6. | County Board Chair's Report | None |
| A1. | Revisions to Comprehensive Zoning Ordinance Amendments | Staff directed to revise the pending Zoning Ordinance amendments as outlined in the memo dated May 05, 2005, from Frank DiNovo |
| 7. | ● <i>Case 181-05: Bateman Subdivision. Combined Area General Plan and Final Plat approval for a two-lot minor subdivision of an existing residential lot located in the CR Zoning District in Section 18 of East Bend Township.</i> | Approval of Area General Plan including three waivers of minimum subdivision standards; and Recommended Approval of Final Plat with two waivers and one condition. |

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(1)8. ●Case 182-05: *Greenwood Lake 5th Subdivision. Preliminary Plat, Engineering Drawing and Final Plat Subdivision approval for a six-lot subdivision of an existing 10.5 acre tract in the AG-1 District and RRO District located in Section 21 of East Bend Township, pursuant to Case 468-AM-04.*

Approval of Preliminary Plat including three waivers; and Recommended Approval of Final Plat with one waiver and one condition.

9. Case 459-AM-04 Petitioner: **Tim and Cindy Woodard and Chris Creek**

Remanded back to the Zoning Board of Appeals for clarification of findings and final determination.

Request: Amend the zoning map to allow for the development of 10 single-family residential lots, (as amended on November 24, 2004) in the CR, Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.

Location: A 40 acre tract of land in the Northeast 1/4 of the Northwest 1/4 Section 36 of Newcomb Township and fronts the south side of CR 2500N and on the west side of CR 4400E at the intersection of CR 2500N and CR 550E.

Recommended Approval

10. ●Case 483-FV-04: Petitioner: **Dan and Mary Jenkins**

Request: Authorize the following variances from the Champaign County Special Flood Hazard Area Ordinance:

A. Authorize the construction and use of a residential garage with the following variances:

1. The floor of the garage shall be no more than one foot below the Base Flood Elevation and no more than two feet below the required Flood Protection Elevation instead of at the required Flood Protection Elevation which is one foot above the Base Flood Elevation; and

2. The garage shall be 720 square feet in area instead of no more than 500 square feet in area.

B. Authorize the construction and use of two sheds each with the following variances:

1. The floor of each shed shall be no more than one foot below the Base Flood Elevation and no more than two feet below the required Flood Protection Elevation instead of at the required Flood Protection Elevation which is one foot above the Base Flood Elevation; and

2. Each shed shall be 1,320 square feet in area instead of no more than 500 square feet in area.

Recommended Approval

Location: A 40 acre tract located in the West 1/2 of the East 1/2 of the Northeast 1/4 of Section 10 of St. Joseph Township and that is located south of CR 1700N between the Salt Fork River and Chateau Drive.

11. ●Case 485-FV-04: Petitioner: **Mayfield Builders**

Request: Authorize the following variances from the

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Champaign County Special Flood Hazard Area Ordinance.

A. The floor of the garage shall be no more than one foot below the Base Flood Elevation and no more than two feet below the required Flood Protection Elevation instead of at the required Flood Protection Elevation which is one foot above the Base Flood Elevation; and

Information Only
Information Only

B. The garage is 627 square feet in area instead of no more than 500 square feet in area.

None

None

Location: **Lot 35 of The Meadows Subdivision and that is commonly known as the residence at 2502 Appaloosa Lane, Mahomet.**

8:40 p.m.

(2)

12. Planning and Zoning Report
 - A. Monthly Report (information to be distributed at meeting)
 - B. Enforcement (information to be distributed at meeting)
13. Other Business
14. Determination of Items to be placed on the County Board Consent Agenda
15. Adjournment

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