

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **November 22, 2005**
Time: **6:30 p.m.**
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

Use Northeast parking lot via Art Bartell Drive 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 REGISTER

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes _____
5. Continued Public Hearings

Case 487-S-05: Petitioner: Hindu Temple and Cultural Society of Central Illinois and Shiv Kapor

NOTE: Case has been withdrawn.

Request: **Authorize the establishment and use of a temple as a Special Use in the AG-2, Agriculture Zoning District.**

Location: **The subject property is an approximately 12 acre tract in the SW1/4 of the SW 1/4 of Section 35 of Somer Township that is proposed to be located approximately 400 feet east of the intersection of Airport Road and High Cross Road on the north side of Airport Road.**

Case 517-AT-05 Petitioner: **Zoning Administrator**

Request: **Amend Ordinance to allow lots in platted subdivisions between 1/1/91 and 2/18/97 to have access by means of easement (if included as part of original plat). (Related to Cases 508-V-05 and 509-V-05)**

6. New Public Hearings

Case 511-V-05 Petitioner: **Tom Harpst**

Request: **Authorize the use of a detached garage with a setback of 31 feet and a front yard of one foot on Spring Lake Drive instead of the required minimums of 55 feet and 25 feet, respectively, in the R-1, Single Family Residence Zoning District.**

Location: **Outlot 9 in Spring Lake Subdivision and is commonly known as the residence at 1711 South Shore Drive, Mahomet.**

Case 514-AM-05 Petitioner: **Richard C. Hooser**

Request: **Amend the Zoning Map to allow for the development of 1 single family residence on a lot in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **A 4.72 acre tract of land located in the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 25 of Stanton Township and that fronts on the west side of CR 2325E and is approximately one-quarter mile south of CR 1950N.**

Case 517-AT-05 Petitioner: **Zoning Administrator**

Request: **Amend Ordinance to allow lots in platted subdivision between 1/1/91 and 2/18/97 to have access by means of easement (if included as part of original plat. Related to Cases 508-V-05 & 509-V-05).**

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Case 521-AT-05 Petitioner: **Zoning Administrator**

Request: **The following interim Zoning Ordinance provisions will be considered for adoption as non-interim provisions:**

Section 5.2, Footnote 9: Allow no more than 3 lots in total (in any number of subdivisions involving lots that are less than 35 acres in area) to be platted per parcel except as provided in Zoning Ordinance Section 5.4.2.

Section 5.4.2: Permit the following in the CR, AG-1, and AG-2 Districts without creation of a Rural Residential Overlay District:

1. The creation of any number of lots greater than 35 acres in area.
2. The creation of the first 3 lots less than 35 acres in area created out of any parcel of land existing in the same dimensions and configurations as on January 1, 1998, provided, however that any such parcel that is greater than or equal to 25 acres in area and less than 50 acres may be divided into 4 lots.
3. No lot that is 5 acres or less in area may be further divided.
4. The creation of any number of lots contained in a subdivision having received preliminary plat approval remains in effect.

Section 5.3, Footnote 13: The following maximum lot area requirements apply in the CR, AG-1 and AG-2 Districts:

1. Lots that meet all of the following criteria may not exceed a maximum lot area of 3 acres:
 - the lot is RRO-exempt
 - the lot has a Land Evaluation score greater than or equal to 85 on the County's Land Evaluation and Site Assessment System; and
 - the lot is created from a tract that has a lot area greater than or equal to 12 acres as of January 1, 1998.
2. Lots that meet both of the following criteria may not exceed an average maximum lot area of 2 acres:
 - The lot is located within a Rural Residential Overlay District; and
 - The lot has a Land Evaluation score greater than or equal to 85 on the County's Land Evaluation and Site Assessment System.
3. The following lots are exempt from the 3-acre maximum lot area requirement:
 - 'Remainder Area Lot'. A Remainder Area Lot is that portion of a tract which existed as of January 1, 1998 and that is located outside of the boundaries of a RRO-exempt lot less than 35 acres in lot area. No construction or use requiring a Zoning Use Permit will be permitted on a 'Remainder Area Lot'.
 - Any lot greater than or equal to 35 acres in lot area.

Section 5.4.4: Lots within the RRO District with a Land Evaluation score of 85 or more on the County's *Land Evaluation and Site Assessment System* may not exceed an average maximum lot area of 2 acres.

7. **Closed Session pursuant to 5 ILCS 120/2(c)(11) to consider litigation, which is pending against Champaign County and the Champaign County Zoning Board of Appeals.**
8. Staff Report
9. Other Business
10. Audience Participation with respect to matters other than cases pending before the Board
11. Adjournment

_ Administrative Hearing. Cross Examination allowed.

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