

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: February 14, 2008  
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

*(Petitioner requests continuance date)*

\*Case 587-S-07 Petitioner: **Mark & Julie Hardy d.b.a. Hardy's Reindeer Ranch**

Request: **Authorize the use and expansion of a Major Rural Specialty Business previously authorized in Case 223-S-00 as a Special Use in the AG-1 Zoning District, with waivers of the standard conditions for Major Rural Specialty Businesses limiting building area devoted to sales display or recreational commercial use to less than 5,000 square feet and prohibiting the sale of alcoholic beverages not produced on the premises.**

Location: **A 5.24 acre tract and portions of adjacent tracts totaling 23.4 acres in the South half of the Southwest Quarter of the Southeast Quarter of Section 5 in Township 21N, Range 9E in Rantoul Township, and commonly known as Hardy's Reindeer Ranch located at 1356 CR 2900N, Rantoul.**

Case 596-AT-07 Petitioner: **Champaign County Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

- A. Add as a standard condition for any Special Use Permit that all exterior lighting must be full cutoff type lighting fixtures with limited output and other relevant restrictions.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**FEBRUARY 14, 2008**  
**PAGE 2**

Case 596-AT-07 cont:

- B. Add the use “Township Highway Maintenance Garage” to Section 5.2 Table of Authorized Uses and authorize as follows:**
- 1. Authorize by-right in the B-1, B-4, B-5, I-1 and I-2 Zoning Districts.**
  - 2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only if:**
    - (a) the use is not located within 150 feet of an existing dwelling unless separated by a public right-of-way; and**
    - (b) only if located more than one and one-half-miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and**
    - (c) the use complies with other standard conditions that may apply to all Special Use Permits; and otherwise authorize only as a Special Use Permit.**
  - 3. Authorize only by Special Use Permit in the CR and all R Zoning Districts.**

6. New Public Hearings

7. Staff Report

8. Other Business

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

10. Adjournment

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

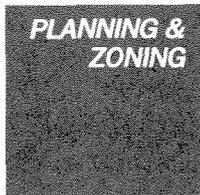
# CASE NO. 596-AT-07

SUPPLEMENTAL MEMORANDUM

February 8, 2008

Champaign  
County  
Department of

Petitioner: **Zoning Administrator**



Prepared by: **J.R. Knight**  
Associate Planner  
**John Hall**  
Zoning Administrator

Brookens  
Administrative Center  
1776 E. Washington Street  
Urbana, Illinois 61802

Request: **Amend the Champaign County Zoning Ordinance as follows:**

(217) 384-3708  
FAX (217) 328-2426

- A. Add as a standard condition for any Special Use Permit that all exterior lighting must be full cutoff type lighting fixtures with limited output and other relevant restrictions.**
- B. Add the use "Township Highway Maintenance Garage" to Section 5.2 Table of Authorized Uses and authorize as follows:**
- 1. Authorize by-right in the B-1, B-4, B-5, I-1, and I-2 Zoning Districts.**
  - 2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only if (a) the use is not located within 150 feet of an existing dwelling unless separated by a public right-of-way; and (b) only if located more than one and one-half-miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and (c) the use complies with other standard conditions that may apply to all Special Use Permits; and otherwise authorize only as a Special Use Permit.**
  - 3. Authorize only by Special Use Permit in the CR and all R Zoning Districts.**

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## *STATUS*

This is the second meeting for this case. It was continued from the January 17, 2008, ZBA meeting. At that meeting the Board required some changes to the proposed amendment that required readvertisement of the amendment. The amendment was readvertised on January 30, 2008.

The difference between fully shield light fixtures and full cut-off type light fixtures was discussed at the last hearing and staff is continuing to research the different impacts of the two types of fixtures (see discussion below).

A revised description of the proposed amendment has been included below and a revised excerpt of the amended Section 5.2 is attached.

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**DIFFERING IMPACTS OF FULLY-SHIELDED AND FULL CUT-OFF LIGHT FIXTURES**

At the public hearing on January 17, 2008, there was some discussion of the difference between light fixtures that are fully-shielded and light fixtures that are full cut-off type. A fully-shielded fixture will cover the bulb, but will still emit light upward, horizontally, and downward. A full cut-off type light fixture will only emit light downward and possibly a low amount of light horizontally as the light spreads from the fixture.

A fully-shielded fixture is all that is required to eliminate glare on nearby roadways. A full cut-off fixture will eliminate light escaping upward into the atmosphere and causing light pollution, but the effects on light trespass and any negative effects on livestock or agricultural crops is unclear at this time.

Due to these concerns staff is investigating the possible cost differences between requiring fully-shielded or full cut-off fixtures. At this time it is unlikely staff will have information available for February 14, 2008.

**REVISED DESCRIPTION OF PROPOSED AMENDMENT**

Add the following as new paragraph D in Subsection 6.1.1 Standards and Requirements:

- D. ~~Any~~ All Special Use Permits with exterior lighting ~~within 1,000 feet of a residential zoning district or within 1,000 feet of a residence that conforms to use~~ shall be required to minimize glare on adjacent properties and roadways by the following means:
- (a) All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
  - (b) No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
  - (c) Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
  - (d) The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
  - (e) The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all exterior light fixtures.

Amend Section 5.2 Table of Authorized Principal Uses, as follows:

Add "Township Highway Maintenance Garage" as a new use in the table on the row below "Municipal or GOVERNMENT BUILDING" and indicate type of use as follows:

- (1) In the CR District and all R Districts the use shall be authorized by Special Use Permit only;
- (2) In the B-1, B-4, B-5, and all I Districts the use shall be by-right; and
- (3) In the AG-1, AG-2, B-2, and B-3 Districts the use shall be authorized by Special Use Permit or by-right with reference to Footnote 17.

Add new Footnote 17, as follows:

17. Township Highway Maintenance Garage is authorized by-right only if:
  - A. the use is not located within 150 feet of an existing dwelling conforming to use or Residential Zoning District unless separated by a public right-of-way; and
  - B. the use is located more than outside the one and one-half-miles extraterritorial jurisdiction from the corporate boundary of a municipality that has adopted a comprehensive plan; and
  - C. the use complies with all standard conditions that apply to all Special Use Permits (See Section 6).

## ATTACHMENTS

- A Revised Excerpt of Amended Section 5.2 Table of Authorized Principal Uses

*Champaign County, Illinois*  
*Zoning Ordinance*

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal Uses	Zoning District															
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
<b>Public and Quasi-Public Facilities</b>																
<u>Township Highway Maintenance Garage</u>	<u>S</u>	<u>17</u>	<u>17</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>17</u>	<u>17</u>				

Footnotes:

17. Township Highway Maintenance Garage is authorized by-right only if:
- A. the use is not located within 150 feet of an existing dwelling conforming to use or Residential Zoning District unless separated by a public right-of-way; and
  - B. the use is located more than one and one-half miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and
  - C. the use complies with all standard conditions that apply to all Special Use Permits (See Section 6.1.2).

# CASE NO. 587-S-07

SUPPLEMENTAL MEMORANDUM

February 8, 2008

Champaign  
County  
Department of

**PLANNING &  
ZONING**

Petitioners: **Mark and Julie Hardy d.b.a.  
Hardy's Reindeer Ranch; and Richard  
Hardy**

Site Area: **24.3 acres**

Time Schedule for Development:  
**N/A**

Brookens  
Administrative Center  
1776 E. Washington Street  
Urbana, Illinois 61802

(217) 384-3708  
FAX (217) 328-2426

Prepared by: **J.R. Knight**  
Associate Planner  
**John Hall**  
Zoning Administrator

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## STATUS

This case was continued from the December 27, 2007, ZBA meeting. The Petitioner is in the process of applying for a rezoning and altering their Special Use proposal, but was unable to submit the necessary information in time for the cases to be advertised for this meeting due to a business trip (see attached letter). The Petitioner has therefore requested a continuance.

The application for map amendment was received on February 4, 2008, so the case will be ready to proceed the next time it comes before the ZBA.

Staff recommends April 3, 2008, as a continuance date.

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## ATTACHMENT

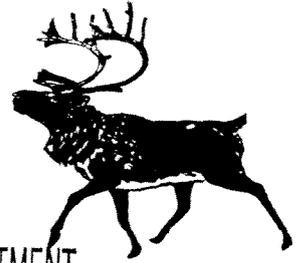
A Letter from Mark Hardy received January 28, 2008

**H**ardy's  
Reindeer Ranch  
& Chuckwagon BBQ

RECEIVED

JAN 28 2008

CHAMPAIGN CO. P & Z DEPARTMENT



Mark & Julie Hardy

1356 CR 2900N • Rantoul, IL 61866

217-893-3407

zoning Board of appeals

After talking to J R Knight I realize we missed a scheduling date for Feb. My wife and I have been away from the Farm on business for the last 2 weeks and unable to correspond with J R about this meeting.

I have resumed contact and working on our case again. any questions please call Mark or Julie 893-3407

Mark Hardy