

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 13, 2011**
Time: **6:00 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
5. Continued Public Hearings

*Note 1: The full ZBA packet is now available
on-line at: co.champaign.il.us.*

*Note 2: **MEETING TIME: 6:00***

* **Case 692-V-11** Petitioner: **Rollae Keller**

Request: **Authorize the division of a lot that is 4.03 acres in area into two lots in total in lieu of the requirement that a lot to be divided must be more than five acres in area, in the AG-1 Agriculture Zoning District.**

Location: **A 403 acre tract in the North Half of the Northeast Quarter of Section 32 of Newcomb Township and commonly known as the house at 169 CR 2500N, Mahomet.**

Case 695-I-11 Petitioner: **Zoning Administrator (*CASE TO BE CONTINUED*)**

Request: **Determine if the requirement of paragraph 7.1.2 E. limiting vehicles that may be used in a Rural Home Occupation is as follows:**

- (1) Considers a vehicle to be any motorized or non-motorized device used to carry, transport, or move people, property or material either on road or primarily off road; or a piece of mechanized equipment on which a driver sits.**
- (2) Limits the number of non-farm vehicles to no more than 10 vehicles in total, including vehicles under 8,000 pounds gross vehicle weight, including trailers and off-road vehicles but excluding patron or employee personal vehicles.**
- (3) Limits the number of vehicles weighing more than 8,000 pounds gross vehicle weight to no more than three self-propelled vehicles.**

Location: **Lot 1 of Orange Blossom Estates in Section 18 of Hensley Township and commonly known as the house and shed at 700 County Road 2175N, Champaign.**

6. Staff Report
7. New Public Hearings
8. Staff Report
8. Other Business
 - A. Review of ZBA Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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

CASE NO. 692-V-11

SUPPLEMENTAL MEMORANDUM

October 7, 2011

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

Petitioner: **Rollae Keller**

Site Area: **4.03 acres**

Time Schedule for Development:

Immediate (home has been converted to a storage building while awaiting approval on the variance)

Prepared by: **John Hall**
Zoning Administrator

Request: Authorize the division of a lot that is 4.03 acres in area into two lots in total in lieu of the requirement that a lot to be divided must be more than five acres in area, in the AG-1 Agriculture Zoning District.

Location: A 4.03 acre tract in the North Half of the Northeast Quarter of Section 32 of Newcomb Township and commonly known as the house at 169 CR 2500N, Mahomet.

STATUS

This case was continued from the July 28, 2011, meeting. The Draft minutes from that meeting for this case are attached.

The petitioner has submitted new evidence (see attached) including a permit for a new septic system that is already installed. The Ordinance does not prohibit a bathroom in a storage building.

Attachments from a previous RRO case in the vicinity, Case 520-AM-05, are attached that identify livestock management facilities in the vicinity and have been updated to reflect the approval of Case 520-AM-05. The proposed lot does not appear to trigger any additional requirement of the Illinois Livestock Management Facilities Act compared to the current situation.

The proposed lot is upwind from all livestock facilities in the vicinity and so the prevailing wind will not blow odors toward the proposed lot.

Regarding possible similar requests from similar sized lots in the vicinity, all of the 5 acre lots in and near to Case 520-AM-05 are in a pipeline impact radius which would presumably be a significant concern for any similar variance request in that area. It is my understanding that pipelines only occur north of CR2500N and do not occur along CR2500N or south of CR2500N and I will try to verify that with People's Gas prior to the hearing.

An updated Summary of Evidence will be available at the hearing.

ATTACHMENTS

- A Draft minutes from the ZBA meeting on 9/28/11 for Case 692-V-11
- B Zoning Permit 157-11-01 approved site plan (from the Preliminary Memorandum)
- C Proposed site plan received September 26, 2011 (annotated with notes)
- D Copy of Champaign County Health Department permit for private sewage disposal system
- E Map of livestock management facilities from Case 520-AM-05 (updated to reflect the final determination in Case 520-AM-05)
- F Table of livestock management facilities within one mile of proposed RRO from Case 520-AM-05 updated to reflect the final determination in Case 520-AM-05)
- G Table summarizing the requirements of the Illinois Livestock Management Facilities Act

1 Ms. Capel stated that she would like to continue this case to the October 13th meeting although it
2 appears to be a very busy therefore perhaps November 10th would be a better continuance date.

3
4 Mr. Hall stated that, if the Board suspended the 100-day limit, continuing this case to either meeting
5 date would not be an issue.

6
7 **Ms. Capel moved, seconded by Mr. Courson to suspend the 100-day limit for a continuance for**
8 **Case 685-AT-11. The motion carried by voice vote.**

9
10 **Mr. Courson moved, seconded by Ms. Capel to continue Case 685-AT-11 to the November 10,**
11 **2011, meeting. The motion carried by voice vote.**

12
13 **6. New Public Hearings**

14
15 ***Case 692-V-11 Petitioner: Rollae Keller Request: Authorize the division of a lot that is 4.03**
16 **acres in area into two lots in total in lieu of the requirement that a lot to be divided must be**
17 **more than five acres in area, in the AG-1 Zoning District. Location: A 4.03 acre lot in the**
18 **North Half of the Northeast Quarter of Section 32 of Newcomb Township and commonly**
19 **known as the house at 169 CR 2500N, Mahomet.**

20
21 Mr. Thorsland informed the audience that anyone who desires to present testimony must sign the
22 witness register. He reminded the audience that when they sign the witness register they are
23 signing an oath.

24
25 Mr. Hall stated that there is no new information regarding this case. He said that the Petitioner
26 has obtained a permit to establish the decommissioned home on the property as a storage shed.
27 He said that if the case is approved the home will be reconverted back into a dwelling. He said
28 the Zoning Ordinance offers no guidance for what is at issue in this case and it is presumed that

1 what is at issue are the same factors that are at issue in an RRO case which are the factors that the
2 County reviews anytime someone desires to create a new lot beyond what they can create by right.
3 He said that it is difficult to have one lot that is going to make or break one of those factors. He said
4 that for this case staff determined that of the ten factors that are compared in an RRO, at a minimum,
5 things were “typical” and there was one which was “nearly ideal” and three “much better than
6 typical.” He said that there are no conditions proposed for this case and the petitioner indicated that
7 they were willing to have a shared driveway but as a practical matter each lot is required to have its
8 own driveway. He said that the Zoning Ordinance requires that each lot must have its own right of
9 access and the Board could limit the location as to where the new driveway is going to be located but
10 it is still going to be a new driveway and it isn’t clear that there is any location that is better than any
11 other. He said that no other possible special conditions occurred to him as he was preparing the
12 memorandum although he was rushed and he could have overlooked something.

13

14 Mr. Thorsland informed the audience that this is an Administrative Case and as such the County
15 allows anyone the opportunity to cross examine any witness. He said that at the proper time he will
16 ask for a show of hands for those who would like to cross examine and each person will be called
17 upon. He requested that anyone called to cross examine go to the cross examination microphone to
18 ask any questions. He said that those who desire to cross examine are not required to sign the
19 witness register but are requested to clearly state their name before asking any questions. He noted
20 that no new testimony is to be given during the cross examination. He said that attorneys who have
21 complied with Article 6.5 of the ZBA By-Laws are exempt from cross examination.

22

23 Mr. Thorsland called Rollae Keller to testify.

24

25 Mr. Rollae Keller declined to speak at this time.

26

27 Mr. Thorsland called Joanne Keller to testify.

28

1 Ms. Joanne Keller, who resides at 378 CR 2425N, Mahomet, Illinois stated that the subject property
2 for this case is property which they own but their other son lives there. She said that if a additional
3 driveway is required then they will gladly put one in but if it is not then they plan to share the
4 driveway. She said that they did have the property surveyed.

5

6 Mr. Schroeder stated that someday the other son may decide that he would prefer his own driveway.

7

8 Ms. Keller stated that she could imagine that in the future their son may prefer his own driveway but
9 for now it is not an issue.

10

11 Mr. Schroeder stated that he would prefer that the separate driveway be required for the second lot.

12

13 Ms. Keller stated that if the Board requires a separate driveway then they will comply. She said that
14 they would like to have the variance approved because their son is currently living with a friend and
15 needs a place of his own to live. She said that they did not realize the circumstances of placing the
16 modular home on the property until they were contacted by staff.

17

18 Mr. Thorsland asked Ms. Keller if the original intention was to have someone live in the modular
19 home.

20

21 Ms. Keller stated yes. She said that once they realized that they could not have their son live in the
22 modular home they decided to decommission the modular home and use it as a storage shed. She
23 said that the kitchen has been removed and nothing else has been done to it.

24

25 Mr. Thorsland asked Ms. Keller to indicate the location of the modular home.

26

27 Ms. Keller distributed copies of the survey for the Board's review and as a Document of Record.

28

- 1 Mr. Thorsland asked Ms. Keller if the modular home is located on the lot to the east.
2
- 3 Ms. Keller stated yes. She said that currently the modular home is sitting in the middle of the lot.
4
- 5 Mr. Thorsland asked Ms. Keller if the variance was approved what will be done in regards to a well
6 and septic.
7
- 8 Ms. Keller stated that a separate septic system will be installed but the existing well will be shared
9 between the two homes.
10
- 11 Mr. Thorsland asked if staff had any questions for Ms. Keller.
12
- 13 Mr. Hall asked Ms. Keller if the existing septic system for the existing home has any known issues
14 that would suggest that the new septic system would have similar issues.
15
- 16 Ms. Keller stated that she is not sure but she can have the system checked.
17
- 18 Mr. Passalacqua asked Ms. Keller if she resides in the existing home.
19
- 20 Ms. Keller stated no. She said that her other son resides in the existing home.
21
- 22 Mr. Thorsland asked the Board if there were any questions for Ms. Keller and there were none.
23
- 24 Mr. Thorsland asked if staff had any questions for Ms. Keller and there were none.
25
- 26 Mr. Thorsland asked the audience if anyone desired to cross examine Ms. Keller and there was no
27 one.
28

1 Mr. Thorsland called Kevan Parrett to testify.

2
3 Mr. Kevan Parrett, who resides at 180 CR 2400N, Mahomet, Illinois stated that his home is one mile
4 south of the subject property. He said that he has several concerns regarding the requested variance.
5 He said that there is a sizable livestock operation to the north of the subject property which serves 50
6 to 100 cattle. He said that he is concerned with the increased road traffic that another household
7 would add to the neighborhood. He said that even though the subject property is located on
8 CR2500N there has been considerable development in the area along 200N which is only one-quarter
9 of a mile to the east. He said that four or five lots have been constructed upon on 200N in the last
10 four or five years which has added to his dismay because those lots are also five acres and it is
11 possible that they too will request variances to divide their lot. He said that there is potential for ten
12 additional lots for homes and the roads are not built to handle the additional traffic. He said that he
13 would not like to see the ZBA set precedence that all of the lots could be subdivided.

14
15 Mr. Thorsland asked the Board if there were any questions for Mr. Parrett and there were none.

16
17 Mr. Thorsland asked if staff had any questions for Mr. Parrett.

18
19 Mr. Hall asked Mr. Parrett how many of the existing lots which he referred to may be on land where
20 there are easements for the gas company.

21
22 Mr. Parrett stated that there are gas well lines in the area which was a concern when the lots were
23 created. He said that he does believe that all of the lots are on the opposite side of the gas line
24 therefore he is not sure if the easements would affect those lots or not.

25
26 Mr. Hall stated that no RRO lot can be created within a Pipeline Impact Radius (PIR) although this is
27 not an RRO process and is a variance process. He said that if someone had a lot like the subject
28 property, located in the Pipeline Impact Radius, the Ordinance would allow it to be divided if a

1 variance is approved. He said that there is a possibility that the ZBA would grant variances but his
2 impression is that lots which are located in the Pipeline Impact Radius probably will not have much
3 of a chance of having a variance granted. He said that the subject property is not affected by a
4 Pipeline Impact Radius so to that extent it is different than the lots that are within the PIR but it
5 would depend on the exact lots in question.

6

7 Mr. Thorsland asked the Board if there were any questions for Mr. Parrett and there were none.

8

9 Mr. Thorsland asked if staff had any questions for Mr. Parrett and there were none.

10

11 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Parrett and there was no
12 one.

13

14 Mr. Thorsland asked the audience if anyone desired to sign the witness register to present testimony
15 regarding this case and there was no one.

16

17 Mr. Thorsland stated that after reviewing the soil types an additional septic system is a concern.

18

19 Mr. Hall stated that if this was an RRO case there would be concerns raised about the creation of
20 new lots on Drummer soil because septic systems on Drummer soil will almost certainly fail at some
21 point. He said that with a lot which is 4.03 acres to begin with the soil survey is most likely
22 inaccurate due to the scale. He said that most of the new lot will be located on Drummer soil.

23

24 Mr. Miller asked if the Board would be allowing the shed to become a residence by approving the
25 variance.

26

27 Mr. Hall stated no. He said that only a dwelling can be a residence but once a dwelling has a kitchen
28 decommissioned it becomes a shed and not a dwelling. He said that if the necessary approvals are

1 obtained the shed could be reconverted back into a dwelling. He said that it is very common for
2 landowners to obtain a permit for a pole barn and include a dwelling unit inside it with hopes in the
3 future of building a house and then decommissioning the kitchen in the pole barn.

4
5 Mr. Thorsland clarified that the double wide that is in question was moved to the lot as a dwelling
6 but the kitchen was decommissioned therefore it was permitted as a storage unit.

7
8 Mr. Thorsland asked Mr. Schroeder if he desired to have a condition that a separate driveway is
9 required.

10
11 Mr. Schroeder stated yes.

12
13 Mr. Thorsland stated that the petitioner indicated that they were willing to share the driveway,
14 mailbox and the well.

15
16 Mr. Hall stated that the Ordinance has no requirement for a driveway on lots which are created by-
17 right. He said that the Board would not want to require a condition that there be no driveway. He
18 said that as long as the Board allows a driveway the lot would be no different than any other lot
19 therefore requiring a driveway would not be worth the effort.

20
21 Mr. Schroeder stated that he does not want this issue to come back to the Board at a later date.

22
23 Mr. Hall stated that if this was an RRO case the Board would normally receive a map of livestock
24 facilities in the area and it would also indicate all non-farm dwellings in the area. He said that an
25 RRO, where multiple lots would be created, could easily change the livestock management facility
26 requirements for any existing facility or could inhibit the development of new facilities. He said that
27 he has not put the time into this case that he would have for an RRO therefore the map is not
28 available. He said that the livestock facility which Mr. Parrett referred to during his testimony was

1 discussed during the Bateman RRO case and in fact there are several livestock facilities in the area as
2 well as a lot of non-farm dwellings.

3

4 Mr. Passalacqua asked if the creation of the proposed lot would create a larger buffer zone to the
5 previously mentioned livestock facility.

6

7 Mr. Hall stated that since the creation of the Bateman RRO he does not believe that one more lot
8 would change any of the standards but it is one more dwelling which could file complaints about the
9 livestock facility.

10

11 Mr. Thorsland stated that he shares Mr. Hall's concern that this situation is not the only one in the
12 area. He said that if 50% of the current property owners applied for a variance to divide their five
13 acre parcels then it would have an effect on a lot of things such as traffic and the livestock facility.
14 He said that at this point it appears that a condition for a separate driveway is not necessary because
15 if the lot is approved the driveway would be implied.

16

17 Mr. Thorsland asked the Board if they desired to have staff treat the creation of this one lot as if it
18 were an RRO to find out what impacts it would have to adjacent agriculture.

19

20 Mr. Passalacqua stated that he would like to know if the creation of the lot will change the buffer
21 zone for the livestock facility.

22

23 Mr. Thorsland stated that the tentative answer is no, but if a firm answer is required then staff can
24 review this issue and report back to the Board at the next meeting.

25

26 Ms. Capel requested a more specific site plan indicating the location of the home with dimensions,
27 the location of the proposed septic system, setback information, etc.

28

1 Mr. Hall stated that the septic system information should be submitted by the petitioner for review by
2 staff and the Board.

3

4 Mr. Thorsland stated that it appears that this case will be continued to a later date and the next
5 available date on the ZBA Docket is October 13th which is past the 100 day limit for a continuance.

6

7 **Ms. Capel moved, seconded by Mr. Schroeder to suspend the 100 day rule for a continuance**
8 **date for Case 692-V-11. The motion carried by voice vote.**

9

10 **Ms. Capel moved, seconded by Mr. Courson to continue Case 692-V-11, Rollae Keller to the**
11 **October 13, 2011, meeting. The motion carried by voice vote.**

12

13 Mr. Thorsland requested a motion for the Board to go into closed session.

14

15 **Mr. Miller moved that the Board enter into closed session pursuant to 5 ILCS 120/2 (c) (11) to**
16 **consider pending litigation against Champaign County. Mr. Miller further moved that the**
17 **following individuals remain present: County’s legal counsel, John Hall, Planning and Zoning**
18 **Administrator, Connie Berry, Planning and Zoning Technician and Lori Busboom, Planning**
19 **and Zoning Technician. The motion was seconded by Ms. Capel and carried by voice vote.**

20

21 **The Board entered into closed session at 7:35 p.m. and resumed open session at 7:57 p.m.**

22

23 **The roll was called and a quorum declared present.**

24

25 **Case 695-I-11 Petitioner: Zoning Administrator Request: Determine if the requirement of**
26 **paragraph 7.1.2 E. limiting vehicles that may be used in a Rural Home Occupation is as**
27 **follows: (1) Considers a vehicle to be any motorized or non-motorized device used to carry,**
28 **transport, or move people, property or material either on road or primarily off road; or a**

1 Mr. Hall stated that the site plan should indicate the location of the septic system and well, which is
2 to be shared. He said that it appears that the case will be continued to a later date therefore the
3 petitioner should be requested to provide information regarding septic system feasibility. He said
4 that the petitioner can contact the County Health Department so that they can conduct their own
5 percolation tests or they could contact a soil investigator to complete a soil investigation or they
6 could contact a septic system installer and let that person do whatever they would do prior to
7 installing a system. He said that when the Board meets again they will have the livestock
8 information and the septic system information and those would be the principal concerns if this were
9 an RRO. He said that staff could investigate where other lots are located within a one-mile radius
10 which could be further divided and report back to the Board. He said that during that investigation
11 staff could also determine if those lots are located in the Pipeline Impact Radius area because if they
12 are it is his assumption that the Board will not be approving any variances in those areas.

13

14 Mr. Thorsland noted that the submitted site plan does indicate where the existing well and septic are
15 located.

16

17 Mr. Passalacqua stated that he believes that this information is required so that the Board can make
18 an accurate determination.

19

20 Mr. Thorsland asked the audience if anyone desired to sign the witness register to present testimony
21 regarding this case and there was no one.

22

23 Mr. Thorsland closed the witness register for tonight's meeting.

24

25 Mr. Thorsland stated that the Board has requested that staff investigate the location of other potential
26 lots that might be in the Pipeline Impact Radius area, existing livestock facilities in the area. He
27 requested that staff remind the petitioner that a complete site plan is required.

28

29

N

129'-

CR2600N

539.87

214'

143'

200-004

4.03

325.27

SF

RECEIVED

JUN 06 2011

CHAMPAIGN CO. P & Z DEPARTMENT

* Storage Unit, no Kitchen
one bath
R.D.K.
6-6-11

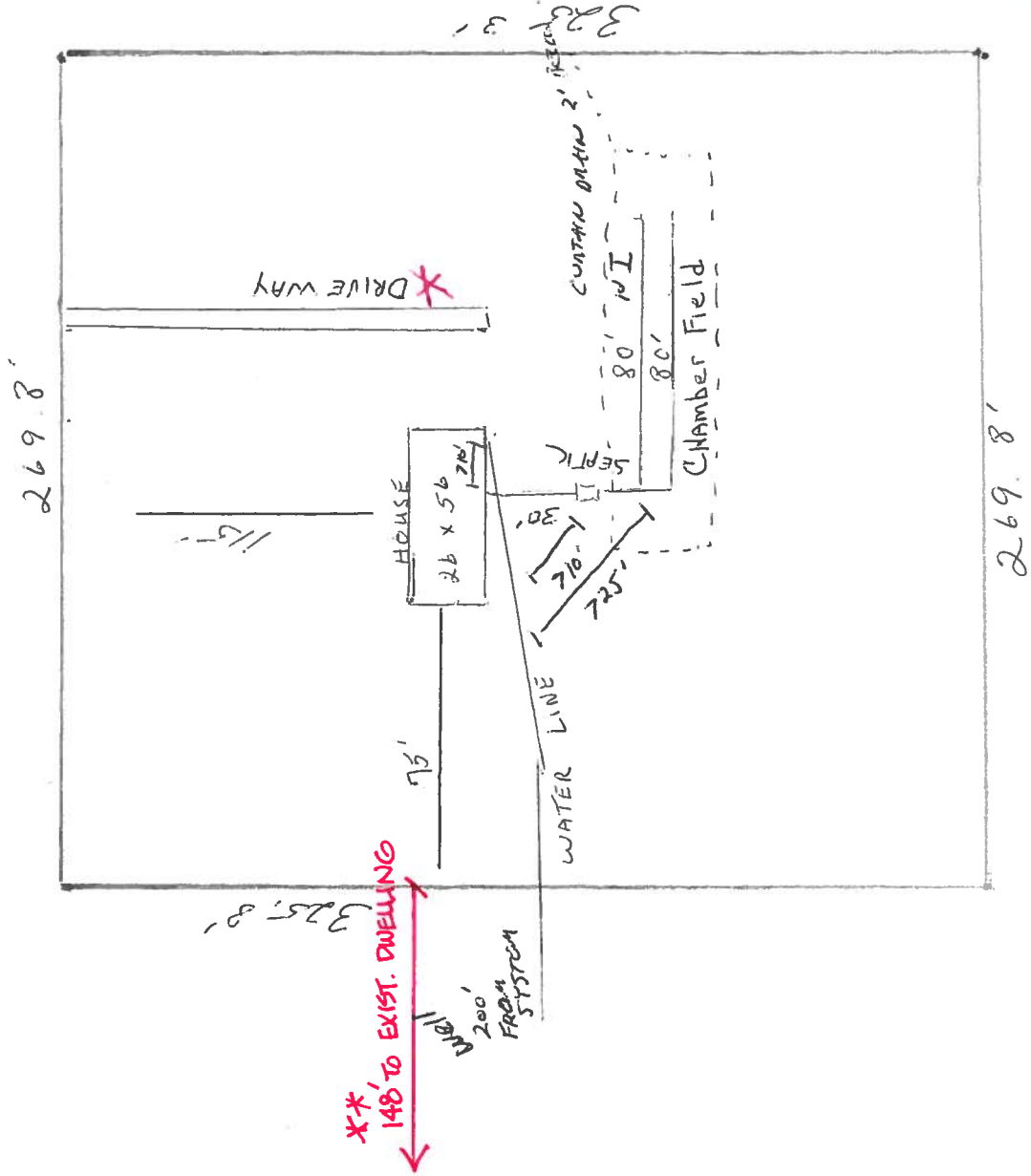
Champaign County
Planning & Zoning Department
Approved Site Plan
Permit # 157-11-01
Date: 6/28/11

1 in = 100 ft

200

N

2500N



RECEIVED

SEP 26 2011

CHAMPAIGN CO. P & Z DEPARTMENT

* IF REQUIRED, PER MR. HIMS
 KELLER, 922/4111
 ** PER MRS. KELLER, 411

PERMIT

**PRIVATE SEWAGE DISPOSAL SYSTEM
CONSTRUCTION APPROVAL**

11-054-19
Approval Number
Champaign
County

Based on the Plan Review Application to construct a private sewage disposal system, filed 1

Rollie D Keller
Applicant

378 CR 2425 N
Street
FOR: 169 CR 2500 N

Mahomet IL 61853
City State Zip Code

On _____ 20____

Approval is hereby issued for a New Renovated Private Sewage Disposal System which is to be constructed at:

378 CR 2425 N Mahomet IL 61853
Street City

The private disposal system is to be constructed as specified by the plan review application and as noted under special conditions of this Approval.

The private sewage disposal system construction approval is null and void if a) condition changed from those shown on the application b) if construction has not commenced within 12 months of date of issuance.

The Champaign County Health Dept. does not guarantee length of service or trouble free operation of this private sewage disposal system by the issuance of this approval. The contractor and property owner are responsible for an installation that is in compliance with the Illinois Private Sewage Disposal Licensing Act and Code. The property owner assumes full responsibility for any nuisance or health hazard that might result from its use.

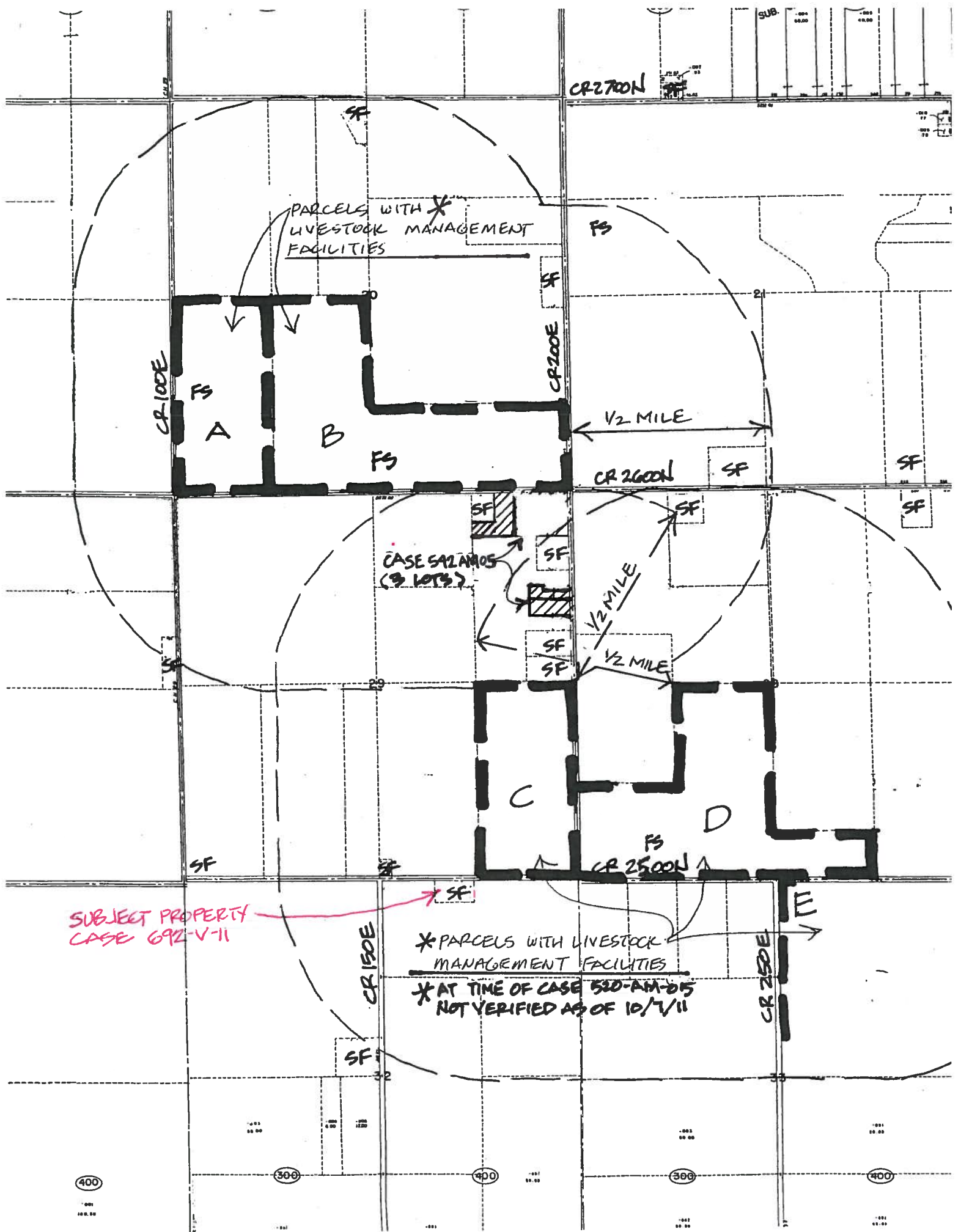
Issued by: [Signature] Date 9/26/11

Special Conditions/Comments/Approved Variances: _____

THIS DEPARTMENT REQUIRES 48 HOURS NOTIFICATION PRIOR TO COMMENCING CONSTRUCTION. CONTACT OFFICE LISTED BELOW:

Champaign County Public Health Department
201 W. Kenyon Road
Champaign, IL 61820

Phone: (217) 363-3269
Fax: (217) 373-7905



Livestock Management Facilities Within One Mile Of Proposed RRO

Case 520-AM-05

DRAFT

APRIL 13, 2006

Livestock Management Facility	Apparent Status & Animal Units	Nearest Non-Farm Residence	Separation from Proposed RRO	Number of Non-Farm Residences w/in 1/2 mile ¹	Number of Non-Farm Residences w/in 1mile ¹
A	Inactive	1/2 mile	1/2 mile	8 2	8
B	Apparently less than 50 cows	Adjacent to field	Adjacent to field; all lots within 1/2 mile	8 12*	12 15*
C	Approx. 50 cows	Adjacent to pasture	All lots within 1/2 mile	8 11*	14 17*
D	Apparently less than 50 cows	1/4 mile	Three lots within 1/2 mile; all lots within 3/4 mile	5 8*	14 17*
E	Ostriches, mini-donkeys, etc.			?	?

NOTES

1. 10 non-farm residences constitute a Populated Area as defined in the Illinois Livestock Facilities Management Act

* ASSUMING BUILD OUT OF 3 LOTS APPROVED IN CASE 520-AM-05

Illinois Livestock Management Facilities Act (510 ILCS 77/et seq.)
General Requirements Related to Size of Facility

Number of Animal ¹ Units	Setbacks for New Facilities	Waste Management Plan	Livestock Manager Certification
Less than 50 animal units (less than 25 horses; or less than 50 cows; or less than 125 hogs over 55 lbs.)	Not Required	Not Required	Not Required
50 to 1,000 animal units (between 25 and 500 horses; or between 50 and 1,000 cows; or between 750 - 2,500 hogs)	1/4 Mile from Non-farm Residence ½ Mile from Populated Area ²	Not Required	Not Required
1,000 - 7,000 (between 500 to 3,500 horses; or 1,000 and 7,000 cows; or between 2,500 -17,500 hogs over 55 lbs.)	1/4 Mile + 220' for each additional 1,000 AU's from Non-farm Residence ½ Mile + 440' for each additional 1,000 AU's from Populated Area	General Plan Required (1,000 - 5,000 animal units) Detailed Plan Required (More than 5,000 animal units)	Training Required
More than 7,000 animal units (more than 3,500 horses; or more than 7,000 cows; or more than 17,500 hogs)	½ Mile from Any Residence 1 Mile from a Populated Area	Detailed Plan Required	Training Required
<p>NOTES:</p> <ol style="list-style-type: none"> <li data-bbox="142 1419 1490 1518">An Animal Unit is roughly equivalent to 1,000 lbs. of animal body weight. The Act specifies a conversion for different types of animals. 1,000 AU's is equivalent to 500 horses, 1,000 cows, 2,500 hogs over 55 lbs. or 33,300 hogs under 55 lbs. <li data-bbox="142 1545 1490 1618">A Populated Area is an area containing a public assembly use like a church or 10 or more non-farm dwellings. <li data-bbox="142 1645 1490 1706">Certain Livestock Management Facilities are required to be supervised by a certified livestock manager. 			

CASE NO. 695-I-11

SUPPLEMENTAL MEMORANDUM

Champaign County
October 7, 2011

Department of
Petitioner: **Zoning Administrator**



Prepared by: **John Hall**
Zoning Administrator

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

(217) 384-3708

Request: **Determine if the requirement of paragraph 7.1.2 E. limiting vehicles that may be used in a Rural Home Occupation is as follows:**

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- (3) **Limits the number of vehicles weighing more than 8,000 pounds gross vehicle weight to no more than three self-propelled vehicles.**

Location: **Lot 1 of Orange Blossom Estates in Section 18 of Hensley Township and commonly known as the house and shed at 700 County Road 2175N, Champaign.**

STATUS

This case was continued from the July 28, 2011, meeting. At the October 6, 2011, ZBA meeting the ZBA made clear that at the October 13 meeting they intend to simply continue this case to a later meeting date so that a second ZBA meeting can begin at 7PM on October 13. **NO TESTIMONY OR DISCUSSION IS ANTICIPATED.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF SPECIAL MEETING

Date: **October 13, 2011**
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.
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AGENDA

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

*Note 1: The full ZBA packet is now available
on-line at: co.champaign.il.us.*

Note 2: MEETING TIME: 7:00

- * **Case 696-S-11** Petitioner: **California Ridge Wind Energy LLC and the participating landowners listed in the legal advertisement. California Ridge Wind Energy LLC is wholly owned by Invenenergy Wind North America LLC, One South Wacker Drive, Suite 1900, Chicago, IL, with corporate officers as listed in the legal advertisement.**

Request: **Authorize a Wind Farm which consists of 30 Wind Farm Towers (wind turbines) in total with a total nameplate capacity of 48 megawatts (MW) of which 28 Wind Farm Towers with a total nameplate capacity of 45 MW are proposed in Compromise Township (Part A) and 2 Wind Farm Towers with a total nameplate capacity of 3 MW are proposed in Ogden Township (Part B), and including access roads, wiring, and public road improvements, and including the waivers of standard conditions in Section 6.1.4 as listed in the legal advertisement.**

Location: **In Compromise Township the following sections are included with exceptions as described in the legal advertisement:**
•Sections 19, 20, 21, 28, 29, 30, 31, 32, and 33 of T21N, R14W of the 2nd P.M.,
•Sections 24, 25, and 36 of T21N, R10E of the 3rd P.M.,
•Fractional Sections 30 and 31 of T21N, R11E, of the 3rd P.M.
In Ogden Township the following sections are included with exceptions as described in the legal advertisement:
•Fractional Section 6, T20N, R11E of the 3rd P.M.,
•Fractional Sections 4, 5, 6, and 7 of T20N, R14W of the 2nd P.M.,
•Sections 8, 9, and 16 of T20N, R14W of the 2nd P.M.

6. New Public Hearings
7. Staff Report
8. Other Business
A. Review of ZBA Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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