

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 26, 2012**
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.
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 (June 14, 2012 and June 28, 2012)
5. New Public Hearing

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

Cases 721-AM-12 and *726-S-12

Petitioner: **Premier Cooperative Incorporated, with Board members Art Farley, Joseph Kuntz, Richard Wilkin, Kim Jolley, Kenneth Heiser, Stephen Hettinger, Roger Miller, Pat Feeney, Doug Bialeschki, Dwight Huffstutler, Maury Busboom and corporate officers Roger Miller, General Manger, Louis Schwing, Assistant General Manager, and James Deters, Chief Financial Officer.**

Request for Case 721-AM-12:

Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District.

*Request for Case 726-S-12:

Authorize the following grain structures over 100 feet in height as a Special Use on property proposed to be rezoned to the B-1 Rural Trade Center District in related Case 721-AM-12.

Part A. The replacement of an existing non-conforming grain elevator that is approximately 170 feet in height.

Part B. The replacement of an existing non-conforming grain leg that is approximately 180 feet in height.

Part C. The construction and use of two grain bins approximately 125 feet in height.

Part D. The construction and use of a grain dryer approximately 125 feet in height.

Location: **A 2.54 acre tract in the Northwest Quarter of the Northeast Quarter of Section 17 of St. Joseph Township and commonly known as the Premier Cooperative-Fulls Siding Site at 1597 CR 1975E, St. Joseph.**

Case 723-AM-12 Petitioner: **The Estate of John Buerkett with executors Thomas Fiedler and Dennis Buerkett**

Request: **Amend the Zoning Map to change the zoning district designation from the B-3 Highway Business Zoning District to the B-4 General Business Zoning District.**

Location: **A 1.5 acre tract in the West Half of the Southeast Quarter of the Northeast Quarter of Section 33 of Somer Township and commonly known as the building at 3515 North Cunningham Avenue, Urbana.**

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6. Continued Public Hearings:

Case 710-AT-12 Petitioner: **Zoning Administrator** (*For discussion only if time allows*)

Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System that is referred to in Section 3; and Footnote 13 in Section 5.3; and subsection 5.4, as follows:**

Part A. Revise the Land Evaluation (LE) part as follows:

1. Revise all soil information to match the corresponding information in the *Soil Survey of Champaign County, Illinois* 2003 edition.
2. Revise all existing soil productivity information and replace with information from *Bulletin 811 Optimum Crop Productivity Rating for Illinois Soils* published August 2000 by the University of Illinois College of Agricultural, Consumer and Environmental Sciences Office of Research.
3. Delete the 9 existing Agriculture Value Groups and existing Relative Values ranging from 100 to 0 and add 18 Agriculture Value Groups with Relative LE ranging from 100 to 0.

Part B. Revise the Site Assessment (SA) part as follows:

1. Add definitions for “agriculture”; “agricultural production”; “animal units”; “best prime farmland”; “farm dwelling”; “livestock management facility”; “non-farm dwelling”; “principal use”; and “subject site”.
2. Delete SA Factors A.2.; A.3; B.2.; B.3; C.2; D.2.; D.3.; E.1.; E.2.; E.3.; E.4.; F.1.; F.2.; F.3.; F.4.; and F.5.
3. Revise SA Factor A.1. to be new Factor 8; Factor B.1. to be new Factor 7.; Factor C.1. to be new Factor 5.; Factor D.1. to be new Factor 1.; and revise scoring guidance for each revised Factor, as described in the legal advertisement.
4. Add new SA Factors 2a; 2b. 2c; 3; 4; 6; 9; 10; and scoring guidance for each new Factor, as described in the legal advertisement.

Part C. Revise the Rating for Protection as described in the legal advertisement.

Part D. Revise the general text and reformat.

Case 711-AT-12 Petitioner: **Zoning Administrator** (*For discussion only if time allows*)

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

Part A. In Section 3, revise the definition of “best prime farmland” as follows:

- a) delete “Relative Value of 85” and “Land Evaluation rating of 85” and replace with “average Land Evaluation rating of 91 or higher”; and
- b) add “prime farmland soils that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*”; and
- c) add “soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County Land Evaluation and Site Assessment (LESA) System”; and
- d) add “Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils”.

Part B. Revise Footnote 13 of Section 5.3 to strike references to “has a Land Score greater than or equal to 85 on the County’s Land Evaluation and Site Assessment System” and replace with “is made up of soils that are BEST PRIME FARMLAND”

Part C. Revise paragraph 5.4.4 to strike references to “has a Land Evaluation score greater than or equal to 85 on the County’s Land Evaluation and Site Assessment System” and replace with “is made up of soils that are BEST PRIME FARMLAND”

7. Staff Report

8. Other Business

- A. Review of ZBA Docket
- B. Meeting Time for August 16, 2012
- C. June, 2012 Monthly Report

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

10. Adjournment

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