

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: October 24, 2012 (*Wednesday*)
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 (July 26, 2012, August 16, 2012, August 30, 2012 and September 27, 2012)
5. Continued Public Hearings

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

Case 685-AT-11 Petitioner: **Zoning Administrator**

- Request: **Amend the Champaign County Zoning Ordinance by revising Section 6.1 by adding standard conditions required for any County Board approved special use permit for a Rural Residential Development in the Rural Residential Overlay district as follows:**
- (1) **Require that each proposed residential lot shall have an area equal to the minimum required lot area in the zoning district that is not in the Special Flood Hazard Area;**
 - (2) **Require a new public street to serve the proposed lots in any proposed RRO with more than two proposed lots that are each less than five acres in area or any RRO that does not comply with the standard condition for minimum driveway separation;**
 - (3) **Require a minimum driveway separation between driveways in the same development;**
 - (4) **Require minimum driveway standards for any residential lot on which a dwelling may be more than 140 feet from a public street;**
 - (5) **Require for any proposed residential lot not served by a public water supply system and that is located in an area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, that the petitioner shall conduct groundwater investigations and contract the services of the Illinois State Water Survey (ISWS) to conduct or provide a review of the results;**
 - (6) **Require for any proposed RRO in a high probability area as defined in the Illinois State Historic Preservation Agency (ISHPA) about the proposed RRO development undertaking and provide a copy of the ISHPA response;**
 - (7) **Require that for any proposed RRO that the petitioner shall contact the Endangered Species Program of the Illinois Department of Natural Resources and provide a copy of the agency response.**

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***Case 722-S-12** Petitioner: **Dr. Michael Boero**
Request: **Authorize an equine veterinary surgery clinic and performance problem evaluation facility as a "Veterinary Hospital" as a Special Use on 4.5 acres that is part of a 22 acre property previously authorized as a stable in Case 719-S-90 and located in the CR Conservation Recreation Zoning District.**
Location: **A 22 acre parcel in the West Half of the Southeast Quarter of the Southwest Quarter of Section 26 of Newcomb Township and commonly known as the home and stable at 430 CR 2500N, Mahomet.**

6. New Public Hearings

***Case 729-V-12** Petitioner: **Frank E. Howard**
Request: **Authorize the following in the R-1 Single Family Residence Zoning District:**
Part A. Variance for lot coverage of 35% in lieu of the maximum allowed 30%
Part B. Variance for a front yard of 19 feet in lieu of the minimum required 30 feet
Part C. Variance for a front yard of 22 feet in lieu of the minimum required 25 feet
Part D. Variance for a front setback of 49 feet from Fogel Road in lieu of the minimum required 75 feet
Part E. Variance for a front setback of 52 feet from Olen Drive in lieu of the minimum required 55 feet
Part F. Variance for a side yard of 3.4 feet in lieu of the minimum required 10 feet
Part G. Variance for a front yard of an existing accessory structure of 27 feet in lieu of the minimum required 30 feet
Part H. Variance for a front setback for an existing accessory structure of 57 feet from Fogel Road in lieu of the minimum required 75 feet
Part I. Variance from the visibility triangle requirements for a corner lot
Part J. Variance from Section 4.2.2D. requirement that no construction shall take place in a recorded utility easement

Location: **Lot 15 of Wildwood Estates Subdivision in the Northwest Quarter of Section 12 of Mahomet Township and commonly known as the home at 1105 Olen Drive, Mahomet.**

***Case 730-V-12** Petitioner: **Dale L. and Cheri A. Rapp**
Request: **Authorize the following in the CR Conservation-Recreation Zoning District:**
Part A. Variance for lot coverage of 21% in lieu of the maximum allowed 20%
Part B. Variance for a front setback for an existing nonconforming dwelling of 39 feet from the centerline of Cottonwood Road in lieu of the minimum required 75 feet
Part C. Variance for a front yard for an existing nonconforming dwelling of 19 feet in lieu of the minimum required 30 feet
Part D. Variance for a rear yard for an existing accessory building of 4 feet in lieu of the minimum required 10 feet.

Location: **A one acre tract in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 1 of Urbana Township and commonly known as the home at 1604 North Cottonwood Road, Urbana.**

7. Staff Report

8. Other Business

- A. Review of Docket
- B. November meetings

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

10. Adjournment