

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **December 12, 2013**
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 (August 15, 2013 and November 14, 2013)
5. Continued Public Hearings
Case 685-AT-11 Petitioner: **Zoning Administrator**

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

Note: Meeting Time at 6:30 p.m.

- 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.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
DECEMBER 12, 2013

* **Case 764-V-13** Petitioner: **Lars Johnson with agent Shawn Bickers**

Request: **Authorize the following in the R-4 Multiple Family Residence Zoning District:**

Part A. Authorize the following variance for an existing townhouse:

- (1) lot coverage of 44% in lieu of the maximum allowed 40%; and**
- (2) a front setback of 40 feet from the centerline of Briar Hill Drive in lieu of the minimum required 55 feet; and**
- (3) a front yard of 20 feet in lieu of the minimum required 25 feet.**

Part B. Authorize the following variance for an addition to an existing townhouse:

- (1) authorize construction of a building addition in a recorded utility easement in lieu of the requirement that no construction shall take place in a recorded utility easement; and**
- (2) a side yard of 1 foot in lieu of the minimum required 5 feet.**

Location: **Lot 1 of Wisegarver's Subdivision in the Southeast Quarter of Section 21 of Champaign Township and commonly known as the townhome at 2120 Briar Hill Drive, Champaign.**

6. New Public Hearings

* **Case 765-V-13** Petitioner: **Ashley M. Schum and John T. Copple and landowner Michael Harshbarger**

Request: **Authorize the following in the CR District for the occupancy and use of an existing detached accessory structure that was previously denied in Case 677-V-10:**

Part A. A setback of 47 feet and 6 inches from CR 2545E in lieu of the minimum required setback of 55 feet.

Part B. A front yard of 17 feet and 6 inches from the front property line in lieu of the minimum front yard of 25 feet.

Location: **Lot 27 of Deer Ridge/Ingram's Third Subdivision in Section 30 of Ogden Township and commonly known as the house at 2545 CR 1375N, Ogden.**

7. Staff Report

8. Other Business

- A. Review of Docket
- B. Review of ZBA Member Handbook
- C. 2014 Zoning Board of Appeals Calendar

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

10. Adjournment

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