

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: January 30, 2014
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 (December 12, 2013)

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

5. Continued Public Hearings

Case 768-AT-13

Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by adding the following
standard conditions and special provisions to Section 6.1.3:**

**Part A: Revise the use category “heliport/restricted landing area” to “heliport-
restricted landing area: and revise the existing standard conditions and
special provisions for the use category “heliport-restricted landing area”
and add new standard conditions and special provisions, as follows:**

- (1) **Number the existing standard condition and special provision 1.**
- (2) **Add the following standard conditions and special provisions for a
limited time not to exceed 365 days from the date of adoption:**
 - (a) **Add a standard condition and special provisions to require the
Final Approach and Takeoff Area to be no closer than 800 feet
from the nearest CR District when measured in a straight line
from the Final Approach and Takeoff Area in an
approach/takeoff path and no closer than 500 feet when measured
from the Final Approach and Takeoff Area in other than an
approach/takeoff path and that no part of the approach/takeoff
path may be less than 100 feet above the nearest CR District.**
 - (b) **Add a standard condition and special provision to require that
the Final Approach and Takeoff Area may be no closer than
1,320 feet from the nearest dwelling under different ownership
than the heliport-restricted landing area.**
 - (c) **Add a standard condition and special provision to require that
the Final Approach and Takeoff Area may be no closer than 300
feet from the nearest property under different ownership than the
heliport-restricted landing area.**

**Part B. Revise the existing standard conditions and special provisions for the use
category “restricted landing area” and add new standard conditions and
special provisions as follows:**

- (1) **Number the existing standard conditions and special provision 1
through 4**
- (2) **Add the following standard conditions and special provisions for a
limited time not to exceed 365 days from the date of adoption:**
 - (a) **Add a standard condition and special provision to require the end
of the runway to be at least 1,500 feet from the nearest CR
District when measured in a straight line from the end of the
runway and not less than 500 feet when measured from the edge
of the runway and that no part of the approach surface may be
less than 100 feet above the nearest CR District.**
 - (b) **Add a standard condition and special provision to require that
the runway may be no closer than 1,320 feet from the nearest
dwelling under different ownership than the restricted landing
area.**
 - (c) **Add a standard condition and special provision to require that
the runway may be no closer than 300 feet from the nearest
property under different ownership than the restricted landing
area.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
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JANUARY 30, 2014**

6. New Public Hearings

Case 766-AM-13 and Case 767-S-13 Petitioner: **Eric L. Sebens d.b.a. Prairieview Landscaping**

Case 766-AM-13 Request: **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 in order to authorize the proposed Special Use in related zoning Case 767-S-13, on the subject property below.**

*Case 767-S-13 Request: **On the subject property described below, authorize the following as a Special Use in the B-1 Rural Trade Center Zoning District:**

Part A. Authorize multiple principal buildings on the same lot consisting of the following:

(1) a landscape contractor's facility with outdoor storage that was originally authorized in Case 101-S-97; and

(2) Self-Storage Warehouses, providing heat and utilities to individual units as a special use proposed in Part B.

Part B. Authorize the construction and use of Self-Storage Warehouses, providing heat and utilities to individual units as a special use.

Location: **A 5-acre tract in Tolono Township in the East Half of the Southeast Quarter of the Northeast Quarter of Section 9 of Township 18 North, Range 8 East of the Third Principal Meridian and commonly known as Prairieview Landscaping at 1069 CR 900E, Champaign.**

*Case 770-V-13 Petitioner: **Kenneth and Alena Nierenhausen**

Request: **Authorize the following variances in the AG-2 Agriculture Zoning District on the subject property described below, in order to construct a new dwelling to replace a dwelling damaged in the November 17, 2013, tornado:**

Part A. The creation and use of a lot that is 5.79 acres in area on best prime farmland in lieu of the maximum allowed three acres on best prime farmland required by Footnote 13 in Section 5.3.

Part B. Application fee of \$0 for a Zoning Use Permit Application in lieu of the standard Zoning Use Permit Application fee required by Section 9.3.1B.

Part C. Application fee of \$0 for a Variance Application in lieu of the standard \$200 Variance Application fee required by Sec. 9.3.3B.1.b.

Location: **A proposed 5.79 acre tract in St. Joseph Township in the Northwest Quarter of the Northwest Quarter of Section 23 of Township 19 North, Range 10 East of the Third Principal Meridian and commonly known as the farmstead located at 1486 CR 2200E, St. Joseph.**

7. Staff Report

8. Other Business

A. Review of Docket

B. 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.**