

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **January 15, 2015**  
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 (November 13, 2014)
5. Continued Public Hearings

**Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).**

**NOTE MEETING TIME: 6:30 p.m.**

**Case 769-AT-13**      Petitioner: **Zoning Administrator**  
Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Storm Water Management Policy by changing the name to Storm Water Management and Erosion Control Ordinance and amending the reference in Zoning Ordinance Section 4.3.10; and amend the Storm Water Management and Erosion Control Ordinance as described in the legal advertisement which can be summarized as follows:**

- I. **Revise existing Section 1 by adding a reference to 55 ILCS 5/5-15015 that authorizes the County Board to have authority to prevent pollution of any stream or body of water. (Part A of the legal advertisement)**
- II. **Revise existing Section 2 by merging with existing Sections 3.1 and 3.2 to be new Section 2 and add purpose statements related to preventing soil erosion and preventing water pollution and fulfilling the applicable requirements of the National Pollutant Discharge System (NPDES) Phase II Storm Water Permit. (Part B of the legal advertisement)**
- III. **Add new Section 3 titled Definitions to include definitions related to fulfilling the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water Permit. (Part C of the legal advertisement)**
- IV. **Revise existing Sections 3.3, 3.4, and 4 and add new Sections 5, 11, 12, 13, 14, and 15 and add new Appendices C, D, and E. Add requirements for Land Disturbance activities including a requirement for a Land Disturbance Erosion Control Permit including Minor and Major classes of Permits that are required within the Champaign County MS4 Jurisdictional Area; add a requirement that land disturbance of one acre or more in a common plan of development must comply with the Illinois Environmental Protection Agency's ILR 10 Permit requirements; add fees and time limits for each class of Permit; add requirements for administration and enforcement Permits; and add new Appendices with new standards and requirements for both Minor and Major Permits. (Parts D, E, L, M, N, O, T, U, and V of the legal advertisement)**
- V. **Revise existing Section 7 to be new Section 6 and add a prohibition against erosion or sedimentation onto adjacent properties and add minimum erosion and water quality requirements that are required for all construction or land disturbance.**
- VI. **Revise existing Section 5 to be new Section 8 and add a Preferred Hierarchy of Best Management Practices. (Part H of the legal advertisement)**
- VII. **Revise and reformat existing Section 6, 8, 9, 10, 11, 12, and the Appendices and add new Section 18. (Parts G, I, J, P, Q, R, S and W of the legal advertisement)**

**Case 773-AT-14**      Petitioner: **Zoning Administrator**  
Request: **Amend the Champaign County Storm Water Management and Erosion Control Ordinance that is the subject Zoning Case 769-AT-13, by adding the following:**  
A. **Add a requirement for a Grading and Demolition Permit for any grading or demolition that disturbs one acre or more of land or for any grading or demolition that is part of a larger common plan of development in which one acre or more of land disturbance will occur, and that is not related**

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Case 773-AT-14 cont:

- to any proposed construction.
- B. Add fees for Grading and Demolition Permits.
- C. Add required information to be provided in the application for a Grading and Demolition Permit.
- D. Add a requirement that any grading or demolition pursuant to a Grading or Demolition Permit shall comply with the Illinois Environmental Protection Agency's ILR 10 General Storm Water Permit for Construction.
- E. Add a requirement that any demolition pursuant to a Demolition Permit shall comply with the Illinois Environmental Protection Agency's regulations enforcing the National Emission Standard for Hazardous Air Pollutants for regulated asbestos.
- F. Add prohibitions against changing the flow of water and blocking the flow of water.
- G. Add other requirements related to Grading and Demolition Permits

6. New Public Hearings

Case 791-AT-14 Petitioner:  
Request:

**Zoning Administrator**

Amend the standard conditions and special provisions for a 'heliport restricted landing area' and 'restricted landing area' in Section 6.1.3 of the Champaign County Zoning Ordinance to make permanent and to correct the amendment adopted in Case 768-AT-13 regarding 'heliport restricted landing area' and 'restricted landing area', as follows:

**Part A. Revise the standard conditions and special provisions in Section 6.1.3 for a 'Heliport or Heliport Restricted Landing Area' as follows:**

1. Replace "runway" with "Final Approach and Takeoff and Takeoff (FATO) Area".
2. Delete the paragraph preceding Standard Condition 2. That limits the time that standard conditions 2. and 3. will be in effect to no more than 365 days from the date that they were adopted.
3. Add a new Standard Condition 2. that indicates that the following Standard Conditions apply only to a HELIPORT-RESTRICTED LANDING AREA.
4. Renumber existing Standard Condition 2. to be new Standard Condition 2.A.
5. Add a new Standard Condition 2.B. that requires that no part of a Final Approach and Takeoff (FATO) Area may be closer than 1,320 feet from the nearest dwelling under different ownership than the HELIPORT-RESTRICTED LANDING AREA.
6. Add a new Standard Condition 2.C. that requires that no part of a Final Approach and Takeoff (FATO) Area may be closer than 280 feet from the nearest property under different ownership than the HELIPORT-RESTRICTED LANDING AREA.
7. Delete existing Standard Condition 3. and add a new Standard Condition 2.D. to provide that the requirement of Section 4.3.8 notwithstanding, any DWELLING or LOT established after a HELIPORT-RESTRICTED LANDING AREA is established is not required to comply with Standard Conditions 2.B. or 2.C. for a HELIPORT/RESTRICTED LANDING AREA and no Special Use Permit shall be required.

**Part B. Revise the existing standard conditions and special provisions in Section 6.1.3 for a 'Restricted Landing Area' as follows:**

1. Replace all references to Section 4.3.7 with references to Section 4.3.8.
2. Replace all references to "Table 5.3 noted (12)" with references to "Footnote 11 in Section 5.3".
3. Delete the paragraph preceding Standard Condition 5. that limits the time that standard conditions 5. and 6. Will be in effect to no more than 365 days from the date that they were adopted.
4. Add a new Standard Condition 6 that requires that no part of a runway may be closer than 1,320 feet from the nearest dwelling under different ownership than the RESTRICTED LANDING AREA.
5. Add a new Standard Condition 7 that requires that no part of a runway may be closer than 280 feet from the nearest property under different ownership than the RESTRICTED LANDING AREA.
6. Delete Standard Condition 6 and add a new Standard Condition 8 to provide that the requirement of Section 4.3.8 notwithstanding any BUILDING or STRUCTURE or USE or LOT established after a RESTRICTED LANDING AREA is established is not required to comply with Standard Conditions 6 or 7 for a RESTRICTED LANDING AREA and no Special Use Permit shall be required provided there is compliance with Standard Condition 3 for a RESTRICTED LANDING AREA.

7. Staff Report

8. Other Business

- A. Review of Docket
- B. 2015 Zoning Board of Appeals Calendar

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

10. Adjournment