

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **April 28, 2016**  
Time: **7:00 P.M.**  
Place: **John Dimit 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
5. Continued Public Hearings
6. New Public Hearings

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

**\*Case 827-V-16 Petitioner: Nicholas Trotter**

Request: **Authorize the following Variances in the R-1 Single Family Residence Zoning District:**

**Part A: A detached shed with a side yard of 3 feet in lieu of the minimum required 5 feet for accessory structures.**

**Part B: A detached shed with a setback of 48 feet 6 inches in lieu of the minimum required 55 feet from the centerline of a local street.**

Location: **The north half of Lot 7 of Block 2 of B.R. Hammer's Addition in the Northwest Quarter of Section 34 of East Bend Township and commonly known as the residence at 317 Independence, Dewey.**

**\*Case 828-S-16 and Case 834-V-16:**

Petitioner: **Jonathan Hasselbring, Planning Director for the Champaign County Forest Preserve District**

Request: **Authorize as a Special Use as a "public park or recreational facility" those portions of the Kickapoo Rail Trail that are proposed to be in the unincorporated area only, and that shall connect to those portions of the Kickapoo Rail Trail that are proposed to be located inside the Village of St. Joseph and the City of Urbana, in the AG-1 and AG-2 Agriculture Zoning Districts and subject to the variance summarized below but fully described in the legal advertisement, on property that is commonly known as the inactive CSX railroad line located on the south side of U.S. Route 150 and that is described more fully in the legal advertisement but is summarized as follows:**

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\*Case 828-S-16 and Case 834-V-16 cont:

**Part A Subject Property:** A 13.2 acre tract in the AG-1 District in Sections 10 and 15 of St. Joseph Township and subject to a variance for setback of 66 feet in lieu of the minimum required 85 feet; a front yard of 33 feet in lieu of the minimum required 35 feet, and from parking requirements.

**Part B Subject Property:** An 11.6 acre tract in the AG-1 District in Sections 9 and 16 of St. Joseph Township and subject to a variance for setback of 61 feet in lieu of the minimum required 85 feet; a front yard of 25 feet in lieu of the minimum required 35 feet; a rear yard of 20 feet in lieu of the minimum required 25 feet, and from parking requirements.

**Part C Subject Property:** A 9.2 acre tract in the AG-1 District in Sections 8 and 17 of St. Joseph Township and subject to a variance for setback of 53 feet in lieu of the minimum required 85 feet; a front yard of 27 feet in lieu of the minimum required 35 feet, and from parking requirements.

**Part D Subject Property:** A 12.4 acre tract in the AG-1 District in Sections 7 and 18 of St. Joseph Township and subject to a variance for setback of 58 feet in lieu of the minimum required 85 feet; a front yard of 21 feet in lieu of the minimum required 35 feet; a rear yard of 22 feet in lieu of the minimum required 25 feet, and from parking requirements.

**Part E Subject Property:** A 12.1 acre tract in the AG-2 District in Section 12 and 13 of Urbana Township and subject to a variance for setback of 65 feet in lieu of the minimum required 85 feet; a front yard of 30 feet in lieu of the minimum required 35 feet, and from parking requirements.

**Part F Subject Property:** A 12.1 acre tract in the AG-2 District in Sections 11 and 14 of Urbana Township and subject to a variance for setback of 65 feet in lieu of the minimum required 85 feet; a front yard of 22 feet in lieu of the minimum required 35 feet, and from parking requirements.

Location: Generally, 8 different tracts of land totaling 70.6 acres comprised of the various Parts described above and commonly known as the inactive CSX railroad line between the City of Urbana and the Village of St. Joseph and that shall connect to those portions of the Kickapoo Rail Trail that are proposed to be located inside the Village of St. Joseph and the City of Urbana, Illinois and more specifically described in the attached legal advertisement.

7. Staff Report
8. Other Business
  - A. Review of Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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\*Administrative Hearing. Cross Examination allowed.