

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **September 14, 2017**  
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 (June 15, 2017)
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).**

**\*Case 863-V-16:** Petitioner: **Scott Blakeney, Derek Wagner, and Tyler Wakefield**

Request: **Authorize the following Variance in the R-1 Single Family Residence Zoning District for an existing residence and existing garage and a proposed patio and a proposed detached shed and unauthorized earth fill, all located in an existing storm water drainage easement:**

**Part A: Authorize a variance from Section 4.2.2D. of the Champaign County Zoning Ordinance that no use shall be established, construction undertaken, nor fill placed in any recorded drainage or utility easement.**

**Part B: Authorize the following Variance from the Champaign County Storm Water Management and Erosion Control Ordinance:**

1. **Authorize a variance from Section 6.1A. requiring that no fill shall be placed nor grade altered in such a manner to create a nuisance.**
2. **Authorize a variance from Section 6.3G. prohibiting the destruction or obstruction of the operation of a storm water drainage system or storm water storage area.**
3. **Authorize a variance from Section 9.1E. for a free board of 0 feet in lieu of a freeboard of one foot.**
4. **Authorize a variance from Section 9.1C.1. for a release rate for the 50-year precipitation event far in excess of the maximum otherwise allowed that would be no greater than the rate of discharge from a 5-year return period precipitation event and an assumed row crop agricultural land cover.**

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**\*Case 863-V-16 cont:**

5. Authorize a variance from Section 9.1.C2. for a release rate for frequent storm events that exceeds the maximum otherwise allowed that would be no greater than the rate of discharge from 1-year, 2-year, and 5-year return period precipitation events and an assumed row crop agricultural land cover.

Location: **Lot 100 in Rolling Hills Estates V Subdivision that in the Northwest Quarter of the Northeast Quarter of Section 12, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township and commonly known as the residence at 2312 Pheasant Ridge Road, Mahomet.**

**\*Case 870-S-17:**

Petitioner: **Stonetown Woodland Acres LLC, and Principals, Dax Nolan, Vice President, Roy Lapidus, Manager, Adam Minnick, Manager, via Agent Michael Friend, Engineering Manager for Farnsworth Group**

Request: **Authorize the expansion and use of an existing, nonconforming manufactured home park with 93 existing and an additional 21 proposed manufactured home sites, as a Special Use Permit in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the eastern 150 feet of the subject property in related case 869-AM-17 and also subject to waivers A through R as listed on the legal advertisement, on the subject property described below.**

Location: **Three tracts of land totaling 13.37 acres, generally south and east of the Urbana spur of I-74 (University Avenue/IL Route 130), north of US Route 150 (University Avenue) and west of Smith Road, in the Southeast Quarter of the Southeast Quarter of Section 9 and the West Half of the Southwest Quarter of Section 10 of Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as Woodland Acres Manufactured Home Park, with an address of 2200 East University, Urbana.**

6. New Public Hearings
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.**