

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 17, 2010**
Time: **7:00 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 (May 27, 2010)
5. Continued Public Hearings

Note: Case 657-V-09 has been withdrawn by the Petitioners. See the memoranda.

***Case 657-V-09** Petitioner: **Larry and Diane Lambright; and Scott Lambright**

Request: **Authorize the use of an existing two story detached accessory storage building with a second story deck with a side yard of three feet in lieu of the required ten feet side yard for accessory structures in the AG-2 Agriculture zoning district, and an average height of 16 feet in lieu of the maximum allowed 15 feet average height for residential accessory structures on lots less than one acre in area in the AG-2 Agriculture zoning district.**

Location: **Lot 1 of Cook's Replat of Tract B of the K.D. Headlee Subdivision in Section 14 of Mahomet Township and commonly known as the house at 206B Lake of the Woods, Mahomet.**

Case 668-AT-10 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

1. **In Section 3, add RESIDENTIAL RECOVERY CENTER as a defined term, and is generally a group living facility for residents who are receiving support and training to assist them in recovering from the effects of chemical and alcohol dependency.**
2. **In Section 4.2.1 C. authorize RESIDENTIAL RECOVERY CENTER as a second principal use on a lot with a church or temple in the AG-2 District.**
3. **In Section 5.2, add RESIDENTIAL RECOVERY CENTER to the Table of Authorized Principal Uses as a use allowed by-right in the R-4 Multiple Family Zoning District, and allowed by Special Use Permit only, subject to standard conditions, only in the AG-2 Agriculture Zoning District and indicate a new footnote.**

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Case 668-AT-10 cont:

4. In Section 5.2 add the new footnotes as follows:
 - a. Add a new footnote indicating **RESIDENTIAL RECOVERY CENTER** is only allowed as a Special Use Permit in AG-2 District when:
 - (1) Located within one-and-one-half miles of a home rule municipality with an adopted comprehensive plan; and
 - (2) Operated by a church or temple and located on the same property as the operating church or temple.
 - b. Add a new footnote indicating the maximum number of residents in a licensed **RESIDENTIAL RECOVERY CENTER** in the R-4 District is 16.
5. Add **RESIDENTIAL RECOVERY CENTER** to Section 6.1.3 with standard conditions of approval, including but not limited to:
 - (1) The property must be served by public transportation; and
 - (2) A limit of 25 residents; and
 - (3) Supervision by a responsible and qualified staff person, 24 hours per day, seven days per week.

6. New Public Hearings

7. Staff Report

8. Other Business

A. May, 2010 Monthly Report

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

10. Adjournment

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