

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 15, 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 (June 17, 2010)
5. Continued Public Hearings

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.**
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 Special Use Permit only, subject to standard conditions, in the AG-2 Agriculture Zoning District and indicate a new footnote.**
4. **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 on the number of residents equal to 10% of the occupancy of the worship area of the associated church, but no more than 25; and**

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Case 668-AT-10 cont:

- (3) Supervision by a responsible and qualified staff person, 24 hours per day, seven days per week; and
 - (4) The use must be operated in accordance with the Alcoholism and Other Drug Abuse and Dependency Act
5. In Section 7.4.1, add new paragraph C.3.i indicating parking for a RESIDENTIAL RECOVERY CENTER is only required for vehicles proposed as part of the Special Use Permit application.

Case 665-AT-10 Petitioner: Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance by revising paragraph 4.3.3 G. as follows:

- A. Increase the maximum fence height allowed in side and rear yards from six feet to eight feet for fences in Residential Zoning Districts and on residential lots in the AG-1 and AG-2 Zoning Districts.
- B. Require all fencing that is in the front yard and that is higher than four feet tall to be at least 50% transparent in Residential Zoning Districts and on residential lots in the AG-1, AG-2, and CR Zoning Districts.
- C. Increase the maximum allowed height of all fencing to allow up to three inches of ground clearance.

Case 666-AT-10 Petitioner: Champaign County Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance by revising Subsection 6.1 and paragraph 9.1.11D.1. to clarify that the standard conditions in Subsection 6.1 which exceed the requirements of Subsection 5.3 in either amount or kind are subject to waiver by the Zoning Board of Appeals or County Board.

New Public Hearings

Staff Report

A. June 2010 Monthly Report

8. Other Business

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

10. Adjournment

* Administrative Hearing. Cross Examination allowed.