

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 16, 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 (August 12, 2010 and August 26, 2010)
5. Continued Public Hearings

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 fencing that is higher than four feet tall to be at least 50% transparent when located in the following areas:**
 - (1) In Residential Zoning Districts, all fencing that is in the front yard**
 - (2) On residential lots in the AG-1, AG-2, and CR Zoning Districts, only fencing between the dwelling and the driveway within 25 feet of the dwelling**
- 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.**

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6. New Public Hearings

***Case 674-V-10**

Petitioner: **Dobbins Downs Community Improvement Assoc., NFP**

Request: **Authorize the construction and use of a public park in the R-3 Two Family Residence Zoning District, with the following variances:**

- A. Construction and use of a basketball court with a side yard of zero feet in lieu of the required minimum side yard of five feet for accessory structures; and**
- B. No off-street parking spaces in lieu of the minimum required one off-street parking space per three patrons based on the estimated number of patrons during peak attendance; and**
- C. Front yards of six feet and setbacks of 36 feet in lieu of the minimum required 25 feet front yard and 55 feet setback with regard to Campbell Drive and Kingsway Drive, minor streets in the R-3 Zoning District; and**
- D. A waiver of the application fees for the proposed variance application.**
- E. A waiver of the Zoning Use Permit Application fees for the proposed public park.**

Location: **Lot 33 in Regency West Subdivision in Section 35 of Hensley Township and commonly known as the vacant lot at 2603 Campbell Drive, Champaign.**

7. Staff Report

A. August, 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.**