

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **June 28, 2012**  
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 17, 2012 and May 31, 2012)

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

5. Continued Public Hearings

**Case 710-AT-12** Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System that is referred to in Section 3; and Footnote 13 in Section 5.3; and subsection 5.4, as follows:**

**Part A. Revise the Land Evaluation (LE) part as follows:**

1. Revise all soil information to match the corresponding information in the *Soil Survey of Champaign County, Illinois* 2003 edition.
2. Revise all existing soil productivity information and replace with information from *Bulletin 811 Optimum Crop Productivity Rating for Illinois Soils* published August 2000 by the University of Illinois College of Agricultural, Consumer and Environmental Sciences Office of Research.
3. Delete the 9 existing Agriculture Value Groups and existing Relative Values ranging from 100 to 0 and add 18 Agriculture Value Groups with Relative LE ranging from 100 to 0.

**Part B. Revise the Site Assessment (SA) part as follows:**

1. Add definitions for “agriculture”; “agricultural production”; “animal units”; “best prime farmland”; “farm dwelling”; “livestock management facility”; “non-farm dwelling”; “principal use”; and “subject site”.
2. Delete SA Factors A.2.; A.3; B.2.; B.3; C.2; D.2.; D.3.; E.1.; E.2.; E.3.; E.4.; F.1.; F.2.; F.3.; F.4.; and F.5.
3. Revise SA Factor A.1. to be new Factor 8; Factor B.1. to be new Factor 7.; Factor C.1. to be new Factor 5.; Factor D.1. to be new Factor 1.; and revise scoring guidance for each revised Factor, as described in the legal advertisement.
4. Add new SA Factors 2a; 2b; 2c; 3; 4; 6; 9; 10; and scoring guidance for each new Factor, as described in the legal advertisement.

**Part C. Revise the Rating for Protection as described in the legal advertisement.**

**Part D. Revise the general text and reformat.**

**Case 711-AT-12** Petitioner: **Zoning Administrator**

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

**Part A. In Section 3, revise the definition of “best prime farmland” as follows:**

- a) delete “Relative Value of 85” and “Land Evaluation rating of 85” and replace with “average Land Evaluation rating of 91 or higher”; and
- b) add “prime farmland soils that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*”; and
- c) add “soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County Land Evaluation and Site Assessment (LESA) System”; and
- d) add “Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils”.

**Part B. Revise Footnote 13 of Section 5.3 to strike references to “has a Land Score greater than or equal to 85 on the County’s Land Evaluation and Site Assessment System” and replace with “is made up of soils that are BEST PRIME FARMLAND”**

**Part C. Revise paragraph 5.4.4 to strike references to “has a Land Evaluation score greater than or equal to 85 on the County’s Land Evaluation and Site Assessment System” and replace with “is made up of soils that are BEST PRIME FARMLAND”**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**JUNE 28, 2012**

6. New Public Hearings

**\*Case 715-V-12** Petitioner: **John Behrens Estate and Anne and Denny Anderson**  
Request: **Authorize the following in the R-1 Single Family Residence Zoning District.**  
**Part A.** Variance for a side yard and rear yard of an existing shed of 1 foot in lieu of the minimum required side yard and rear yards of 5 feet;  
**Part B.** Variance for a rear yard of an existing shed of 1 foot in lieu of the minimum required rear yard of 5 feet.  
**Part C.** Variance from Section 4.2.D. requirement that no construction shall take place in a recorded utility easement.  
**Part D.** Variance from a minimum separation from a rear property line for parking spaces of 1 foot in lieu of the minimum required 5 feet.  
Location: **Lot 1 of Windsor Park Subdivision in the Northwest Quarter of Section 25 of Champaign Township and commonly known as the home at 1 Willowbrook Court, Champaign.**

**Case 717-AM-12** Petitioner: **Sangamon Valley Public Water District and Kerry Gifford, General Manager and landowner Parkhill Enterprises**  
Request: **Amend the Zoning Map to change the district designation from the R-4 Multiple Family Residence Zoning District to the AG-2 Agriculture Zoning District.**  
Location: **Approximately 2.9 acres of an approximately 3.6 acre tract located in the South Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 12 of Mahomet Township and commonly known as the Sangamon Valley Public Water District treatment plant at 709 North Prairieview Road, Mahomet and subject to the Proposed Special Use Permit in related Case 718-S-12 and with the variance requested in related Case 719-V-12.**

**\*Case 718-S-12** Petitioner: **Sangamon Valley Public Water District and Kerry Gifford, General Manager and landowner Parkhill Enterprises**  
Request: **Authorize the following on land that is proposed to be rezoned to the AG-2 Zoning District in related Case 717-AM-12 subject to the required variance in related Case 719-V-12.**  
**Part A.** Authorize expansion and use of a non-conforming water treatment plant as a Special Use with waivers (variance) of standard conditions.  
**Part B.** Authorize the replacement of a non-conforming water treatment tower that is 131 feet in height as a Special Use with waivers (variance) of standard conditions.  
Location: **An approximately 3.6 acre tract located in the South Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 12 of Mahomet Township and commonly known as the Sangamon Valley Public Water District treatment plant at 709 North Prairieview Road, Mahomet.**

**\*Case 719-V-12** Petitioner: **Sangamon Valley Public Water District and Kerry Gifford, General Manager and landowner Parkhill Enterprises**  
Request: **Authorize the following for expansion of a non-conforming water treatment plant in related Case 718-S-12 on land that is proposed to be rezoned to the AG-2 Zoning District in related Case 717-AM-12:**  
**Part A.** The expansion of a non-conforming lot of record that does not abut and have access to a public street right of way and does not abut a private accessway as required by Zoning Ordinance paragraph 4.2.1H.  
**Part B.** The use of a 3.6 acre lot on best prime farmland in lieu of the maximum lotsize of 3 acres on best prime farmland in the AG-2 District for construction and use of a water treatment plant in related Special Use Permit Case 718-S-12.  
**Part C.** Waiver (variance) of standard conditions for a lot area of 3.6 acres in lieu of the required 5 acres; a front yard of 18 feet in lieu of the required 30 feet; a side yard of 40 feet in lieu of the required 50 feet; and a rear yard of 22 feet in lieu of the required 50 feet.  
**Part D.** Waiver (variance) for a elevated water storage tank that is 131 feet in height in lieu of the maximum allowed 50 feet.  
Location: **Same as related Case 718-S-12**

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

---

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