

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **October 11, 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 (July 26, 2012 and August 16, 2012)
5. Continued Public Hearings

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

* 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 4.2.2D. 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 zoning district designation from the R-4, Multiple Family Residence Zoning District to the AG-2, Agriculture Zoning District on approximately 2.9 acres of the subject property described below 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 on the subject property described below:**
Part A: Authorize the 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 tower that is 131 feet in height as a Special Use with waivers (variance) of standard conditions.

* 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 nonconforming 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.

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- * **Case 719-V-12 cont:** **Part B:** The use of a 3.6 acre lot on best prime farmland in lieu of the maximum lot size of 3 acres on best prime farmland in the AG-2 District for the 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 17 feet in lieu of the required 55 feet; and a side yard of 46 feet in lieu of the required 50 feet.
Part D: Waiver (variance) for an elevated water storage tank that is 131 feet in height in lieu of the maximum allowed 50 feet.

Location for Cases 717-AM-12, 718-S-12 and 719-V-12:

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 plan at 709 North Prairieview Road, Mahomet.

6. New Public Hearings

Case 728-AM-12 Petitioner: **K & S Property Management**

Request: **Amend the zoning Map to change the zoning district designation from the AG-1, Agriculture Zoning District to the R-4, Multiple Family Residence Zoning District to allow the re-establishment of a multi-family use in an existing building (variances will be required) for which the nonconforming rights have expired.**

Location: **A 1.5 acre tract in the Southwest Quarter of the Southwest Quarter of Section 15 of Rantoul Township and commonly known as the Jones Building at 1518B CR 2700N, Rantoul.**

7. Staff Report

8. Other Business

- A. Review of Docket
- B. September, 2012 Monthly Report
- C. October 24, 2012, meeting

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

10. Adjournment

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