

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: October 16, 2014
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 (September 11, 2014 and September 25, 2014)
5. Continued Public Hearings

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

Case 769-AT-13 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Stormwater Management Policy by changing the name to Storm Water Management and Erosion Control Ordinance and amending the reference in Zoning Ordinance Section 4.3.10; and amend the Storm Water Management and Erosion Control Ordinance as described in the legal advertisement which can be summarized as follows:**

- I. **Revise existing Section 1 by adding a reference to 55 ILCS 5/5-15-15 that authorizes the County Board to have authority to prevent pollution of any stream or body of water. (Part A of the legal advertisement)**
- II. **Revise existing Section 2 by merging with existing Sections 3.1 and 3.2 to be new Section 2 and add purpose statements related to preventing soil erosion and preventing water pollution and fulfilling the applicable requirements of the National Pollutant Discharge System (NPDES) Phase II Storm Water Permit. (Part B of the legal advertisement)**
- III. **Add new Section 3 titled Definitions to include definitions related to fulfilling the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water Permit. (Part C of the legal advertisement)**
- IV. **Revise existing Sections 3.3, 3.4, and 4 and add new Sections 5, 11, 12, 13, 14, and 15 and add new Appendices C, D, and E. Add requirements for Land Disturbance activities including a requirement for a Land Disturbance Erosion Control Permit including Minor and Major classes of Permits that are required within the Champaign County MS4 Jurisdictional Area; add a requirement that land disturbance of one acre or more in a common plan of development must comply with the Illinois Environmental Protection Agency's ILR 10 Permit requirements; add fees and time limits for each class of Permit; add requirements for administration and enforcement Permits; and add new Appendices with new standards and requirements for both Minor and Major Permits. (Parts D, E, L, M, N, O, T, U, and V of the legal advertisement)**
- V. **Revise existing Section 7 to be new Section 6 and add a prohibition against erosion or sedimentation onto adjacent properties and add minimum erosion and water quality requirements that are required for all construction or land disturbance.**
- VI. **Revise existing Section 5 to be new Section 8 and add a Preferred Hierarchy of Best Management Practices. (Part H of the legal advertisement)**
- VII. **Revise and reformat existing Section 6, 8, 9, 10, 11, 12, and the Appendices and add new Section 18. (Parts G, I, J, P, Q, R, S and W of the legal advertisement)**

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Case 773-AT-14 Petitioner: **Zoning Administrator**

- Request: **Amend the Champaign County Storm Water Management and Erosion Control Ordinance that is the subject Zoning Case 769-AT-13, by adding the following:**
- A. Add a requirement for a Grading and Demolition Permit for any grading or demolition that disturbs one acre or more of land or for any grading or demolition that is part of a larger common plan of development in which one acre or more of land disturbance will occur, and that is not related to any proposed construction.**
 - B. Add fees for Grading and Demolition Permits.**
 - C. Add required information to be provided in the application for a Grading and Demolition Permit.**
 - D. Add a requirement that any grading or demolition pursuant to a Grading or Demolition Permit shall comply with the Illinois Environmental Protection Agency's ILR 10 General Storm Water Permit for Construction.**
 - E. Add a requirement that any demolition pursuant to a Demolition Permit shall comply with the Illinois Environmental Protection Agency's regulations enforcing the National Emission Standard for Hazardous Air Pollutants for regulated asbestos.**
 - F. Add prohibitions against changing the flow of water and blocking the flow of water.**
 - G. Add other requirements related to Grading and Demolition Permits**

6. New Public Hearings

*Case 787-V-14 Petitioner: **Village of Foosland**

Request: **Authorize the construction and use of a municipal storage building in the R-2 Single Family Residence Zoning District with a front yard of 10 feet from the property line facing Park Street in lieu of the minimum 25 feet and a setback of 31 feet from the centerline of Park Street in lieu of the minimum 55 feet.**

Location: **The North Half of Block 3 of Lamar Foos addition to the town of Foosland in Section 17 of Brown Township, commonly known as the Village Park located between 3rd and 4th Streets and between Lamar and Park Streets in the Village of Foosland, Champaign County Illinois.**

*Case 790-V-14 Petitioner: **Mary Freese and Dave Freese, Agent**

Request: **Authorize the following in the AG-1 District:**

- Part A. The creation and use of a lot that is 3.968 acres in area on best prime farmland in lieu of the maximum allowed three acres on best prime farmland required by Footnote 13 in Section 5.3; and**
- Part B. The rebuilding, if necessary, of a nonconforming dwelling with a setback of 54.5 feet in lieu of the minimum required setback of 55 feet and a front yard of 14.5 feet in lieu of the minimum required 25 feet required by Section 5.3.**

Location: **A proposed 3.968 acre tract in Mahomet Township in the South Half of the South Half of the South Half of Section 28 of Township 20N, Range 7 East of the Third Principal Meridian and commonly known as the farmstead located at 250 CR 1900N, Seymour.**

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.