

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: February 12, 2015
Time: **6:30 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 (January 15, 2015)
5. Continued Public Hearings

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

- Case 685-AT-11** Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance by revising Section 6.1 by adding standard conditions required for any County Board approved special use permit for a Rural Residential Development in the Rural Residential Overlay district as follows:**
- (1) **Require that each proposed residential lot shall have an area equal to the minimum required lot area in the zoning district that is not in the Special Flood Hazard Area;**
 - (2) **Require a new public street to serve the proposed lots in any proposed RRO with more than two proposed lots that are each less than five acres in area or any RRO that does not comply with the standard condition for minimum driveway separation;**
 - (3) **Require a minimum driveway separation between driveways in the same development;**
 - (4) **Require minimum driveway standards for any residential lot on which a dwelling may be more than 140 feet from a public street;**
 - (5) **Require for any proposed residential lot not served by a public water supply system and that is located in an area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, that the petitioner shall conduct groundwater investigations and contract the services of the Illinois State Water Survey (ISWS) to conduct or provide a review of the results;**
 - (6) **Require for any proposed RRO in a high probability area as defined in the Illinois State Historic Preservation Agency (ISHPA) about the proposed RRO development undertaking and provide a copy of the ISHPA response;**
 - (7) **Require that for any proposed RRO that the petitioner shall contact the Endangered Species Program of the Illinois Department of Natural Resources and provide a copy of the agency response.**

6. New Public Hearings

- *Case 792-V-14** Petitioner: **Robert Frazier**
Request: **Authorize the following Variance from the Champaign County Zoning Ordinance in the I-1 Light Industry Zoning District on the subject property described below:**
- Part A. Variance for 48 parking spaces in lieu of the minimum required 58 parking spaces as required by Section 7.4 of the Zoning Ordinance.**
Part B. Variance for a setback of 50 feet and a front yard of 20 feet between the principal building and Tiffany Court in lieu of the minimum required setback of 55 feet and the minimum required front yard of 25 feet as required by Section 5.3 of the Zoning Ordinance.
- Location: **Lot 4 of the Stahly Subdivision in the Southeast Quarter of Section 8 of Champaign Township and commonly known as the former LEX building located at 310 Tiffany Court, Champaign.**

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***Case 793-S-14** Petitioner: **Lawrence Johnson and Fuad Handal**

- Request:
- 1) **Authorize a kennel as a Special Use on 1.8 acres located in the AG-1 Agriculture Zoning District.**
 - 2) **Authorize the following waivers to the standard conditions of the Kennel Special Use as per Section 6.1.3 of the Zoning Ordinance:**
 - a. **Any outdoor animal exercise and/or training area shall be 200 feet from any adjacent residential structure and/or use and shall have a noise buffer of evergreen shrubs or trees a minimum of four feet in height installed separating the exercise and/or training area from any adjacent residential structure and/or use. Measurements shall be made from the lot line of an adjacent residential structure and/or use.**
 - b. **Maintain a side yard setback and a rear yard setback of 200 feet.**

Location: **A 1.8 acre tract in the Southeast Quarter of the Southeast Quarter of Section 5, Township 19N, Range 8E. in Champaign Township with an address of 1211 North Staley Road, Champaign.**

***Case 794-S-14 and 797-AM-15**

Petitioner: **Premier Cooperative Inc. with board members Greg Miller, William Stierwalt, Kim Jolley, Kenneth Hieser, Stephen Hettinger, Pat Feeney, James Kleiss, Douglas Hansens, John Murray, Dwight Huffstutler, Maury Busboom and corporate officers Roger Miller, General Manager and James Deters, Chief Financial Officer**

Case 797-AM-15 Request: **Amend the Zoning Map to change the zoning district designation from AG-2 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order to operate the proposed Special Use in related Zoning Case 794-S-14.**

***Case 794-S-14** Request:

- 1) **Authorize construction of two 24,000 gallon bulk fuel storage tanks in the B-1, Rural Trade Center Zoning District.**
- 2) **Authorize the following waiver to the standard conditions of the “Gasoline and Volatile Oils Storage in the B-1 and B-3 Districts” Special Use as per Section 6.1.3 of the Zoning Ordinance: Gasoline and Volatile Oils Storage Facilities shall not be permitted closer than 500 feet from and R District or any Residential, Institutional, or Public Assembly Use.”**

Subject Property: **A 8.19 acre tract in the south half of the southwest quarter of Section 17, Township 20N, Range 9E, in Somer Township and commonly known as Premier Cooperative at 1711 East Leverett Road, Champaign.**

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.**