

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 16, 2015**
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: (March 12, 2015 and March 26, 2015)
5. Continued Public Hearings

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

***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.**

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6. New Public Hearings

Cases 799-AM-15, 800-S-15 and 801-V-15:

Petitioner: **Joyce Hudson d.b.a. Hudson Farm Weddings and Events, LLC**

Case 799-AM-15: Amend the Zoning Map to change the zoning district designation from the Ag-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use in related Zoning Case 800-S-15 and subject to the requested variance in related case 801-V-15.

***Case 800-S-15:** Part A. Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related zoning case 799-AM-15 and subject to the requested variance in related zoning case 801-V-15.

Part B. Authorize the following waiver to the standard conditions of the “Outdoor Commercial Recreational Enterprise” special use as per Section 6.1.3 of the Zoning Ordinance: A separation distance of 50 feet in lieu of the required 200 feet between any Outdoor Commercial Recreational Enterprise and any adjacent residential structure and/or use.

***Case 801-V-15:** A variance from Section 7.1.2.E.4.c.(1) of the Zoning Ordinance that requires onsite parking to allow off-premises parking on the shoulder of County Road 1800 East during special events held at the proposed Private Indoor Recreational Facility that is also the subject of related cases 799-AM-15 and 800-S-15.

Location: A 3.67 acre tract in Urbana Township in the Northeast Quarter of the Southeast Quarter of Section 25 of Township 19N, Range 9E of the Third Principal Meridian and commonly known as the farmstead located at 1341 CR 1800E, Urbana.

7. Staff 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.**