

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: November 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
5. Continued Public Hearings

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

NOTE: TIME OF THE MEETING: 6:30 P.M.

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.**

***Case 808-S-15** Petitioner: **Loretta Dessen, d.b.a. Farm Lake., Inc.**

Request: **(Revised request from re-advertised legal based on new information from the Petitioner):**

Part A: Authorize a Special Use Permit for a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” to allow existing and ongoing use of an existing barn as a rentable venue for entertainment and recreation in the AG-2 Agriculture Zoning District on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current R-4 Multiple Family Residence District in related Zoning Case 817-AM-15.

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Case 808-S-15 cont: **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 0 feet in lieu of the required 200 feet between any Outdoor Commercial Enterprise and any adjacent residential structure and/or use.**

Location: **A 10 acre tract in the West half of the Northeast Quarter of Section 4, Township 19 North, Range 8 East in Urbana Township and commonly known as Farm Lake, with an address of 2502 North Cunningham Avenue, Urbana.**

6. New Public Hearings

Case 815-AM-15 Petitioner: **Jody Wesley and Dustin Heiser d.b.a. Prairie View One, LLC**

Request: **Amend the Zoning Map to change the zoning district designation from the B-2 Neighborhood Business District to the B-4 General Business District in order to operate self-storage warehouses.**

Location: **A 2.16 acre tract in the Northwest Quarter of the Northwest Quarter of Section 12, Township 20N, Range 7E in Mahomet Township and commonly known as 201 North Prairieview Road, Mahomet.**

Case 817-AM-15 Petitioner: **Loretta Dessen, d.b.a. Farm Lake., Inc.**

Request: **Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence to AG-2 Agriculture Zoning District in order to operate the proposed Special Use in related Zoning Case 808-S-15 on the subject property described below.**

Location: **A 10 acre tract in the West half of the Northeast Quarter of Section 4, Township 19 North, Range 8 East in Urbana Township and commonly known as Farm Lake, with an address of 2502 North Cunningham Avenue, Urbana.**

7. Staff Report

8. Other Business

A. Review of Docket

B. Reminder: **December 3, 2015, SPECIAL ZBA MEETING AT 6:30 P.M.**

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

10. Adjournment

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