

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **February 25, 2016**
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 (November 12, 2015, December 10, 2015, January 14, 2016)
5. Continued Public Hearings
Case **685-AT-11** Petitioner: **Zoning Administrator**

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

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;**

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- Case 685-AT-11 cont: (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 820-V-15** Petitioner: **Darren Ramm, d.b.a. D. Ramm Services, Inc.**

Request: **Authorize the following Variance for a Rural Home Occupation in the AG-1 Agriculture Zoning District: the employment of up to five additional non-family employees in lieu of the maximum allowed one additional employee for properties smaller than two acres as per Section 7.1.2 B of the Champaign County Zoning Ordinance.**

Location: **A 1.83 acre tract of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 20 North, Range 14 West of Ogden Township of the Second Principal Meridian and commonly known as D. Ramm Services, Inc., with an address of 2685 CR 2000N, Ogden.**

***Case 821-V-15** Petitioner: **Aaron and Gina Marsh**

Request: **Authorize a variance in the AG-1 Agriculture Zoning District from Section 5.3 of the Zoning Ordinance for a lot size of 4.38 acres in lieu of the maximum area of 3 acres for lots with soils that are best prime farmland.**

Location: **A 4.38 acre tract of land located in the Southeast Quarter of the Southeast Quarter of Section 15, Township 17 North, Range 7 East of Sadorus Township of the Third Principal Meridian, with an address of 321 CR 400 East, Sadorus.**

***Case 822-S-15** Petitioner: **Nick Brian, d.b.a. Greenside Lawn Care**

Request: **Authorize a Special Use Permit for a Contractor's Facility with or without outdoor storage and/or outdoor operations, and a caretaker's dwelling in addition to an existing by-right single family dwelling in the AG-1 Agriculture Zoning District.**

Location: **An 11.09 acre tract comprised of Lot 1 of Meadow Ridge Subdivision in the Southwest Quarter of the Northwest Quarter of Section 17 of Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township and commonly known as the contractor business Greenside Lawn Care, located at 707 CR 2200 North, Champaign, Illinois.**

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.**