

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **August 25, 2016**
Time: **7:00 P.M.**
Place: **John Dimit 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 – July 28, 2016
5. Continued Public Hearings

**Note: The full ZBA packet is now available
online 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 Historical 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 828-S-16 and Case 834-V-16:**

Petitioner: **Jonathan Hasselbring, Planning Director for the Champaign County Forest Preserve District**

Request: **Authorize as a Special Use as a “public park or recreational facility” those portions of the Kickapoo Rail Trail that are proposed to be in the unincorporated area only, and that shall connect to those portions of the Kickapoo Rail Trail that are proposed to be located inside the Village of St. Joseph and the City of Urbana, in the AG-1 and AG-2 Agriculture Zoning Districts and subject to the variance summarized below but fully described in the legal advertisement, on property that is commonly known as the inactive CSX railroad line located on the south side of U.S. Route 150 and that is described more fully in the legal advertisement but is summarized as follows:**

Part A Subject Property: A 13.2 acre tract in the AG-1 District in Sections 10 and 15 of St. Joseph Township and subject to a variance from parking requirements.

Part B Subject Property: An 11.6 acre tract in the AG-1 District in Sections 9 and 16 of St. Joseph Township and subject to a variance for setback of 65 feet in lieu of the minimum required 85 feet; a rear yard of 23 feet in lieu of the minimum required 25 feet, and from parking requirements.

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Cases 828-S-16 and 834-V-16 cont:

Part C Subject Property: A 9.2 acre tract in the AG-1 District in Sections 8 and 17 of St. Joseph Township and subject to a variance for setback of 59 feet in lieu of the minimum required 85 feet; a front yard of 23 feet in lieu of the minimum required 25 feet, and from parking requirements.

Part D Subject Property: A 12.4 acre tract in the AG-1 District in Sections 7 and 18 of St. Joseph Township and subject to a variance for setback of 61 feet in lieu of the minimum required 85 feet; and from parking requirements.

Part E Subject Property: A 12.1 acre tract in the AG-2 District in Section 12 and 13 of Urbana Township and subject to a variance for setback of 65 feet in lieu of the minimum required 85 feet; and from parking requirements.

Part F Subject Property: A 12.1 acre tract in the AG-2 District in Sections 11 and 14 of Urbana Township and subject to a variance for setback of 56 feet in lieu of the minimum required 85 feet; a front yard of 26 feet in lieu of the minimum required 35 feet, and from parking requirements.

Part G Subject Property: A 2.1 acre tract in the R-2 Residential District in Sections 10 and 15 of Urbana Township and subject to a variance for setback of 69 feet in lieu of the minimum required 85 feet; a front yard of 0 feet in lieu of the minimum required 35 feet, and from parking requirements.

Location: Generally, 9 different tracts of land totaling 72.7 acres comprised of the various Parts described above and commonly known as the inactive CSX railroad line between the City of Urbana and the Village of St. Joseph and that shall connect to those portions of the Kickapoo Rail Trail that are proposed to be located inside the Village of St. Joseph and the City of Urbana, Illinois and more specifically described in the attached legal advertisement.

6. New Public Hearings

*Case 843-V-16 Petitioner: Chris Popovich

Request: Authorize the following variances for an existing dwelling and existing garage in the R-1, Single Family Residence Zoning District:

Part A: An existing dwelling with a setback of 47 in lieu of 55 feet from the street centerline of Robin Road and a front yard of 19 feet in lieu of the minimum required 25 feet, as per Section 5.3 of the Zoning Ordinance

Part B: Lot coverage of 33% in lieu of the maximum allowed 30% as per Section 5.3 of the Zoning Ordinance.

Part C: Large landscaping (bunker) blocks and earth fill that occupy 3 feet 4 inches of a 10 feet wide utility and drainage easement in lieu of the requirement that no construction shall take place in a recorded utility and drainage easement.

Location: Lot 68 in Rolling Hills Estates IV Subdivision that is in the Northeast Quarter of the Northwest Quarter of Section 12, Township 20N, Range 7E of the Third Principal Meridian in Mahomet Township and commonly known as the residence at 2302 Robin Road, Mahomet.

Case 844-AM-16 Petitioner: Aric & Lauryl Silver

Request: Amend the Zoning Map to change the zoning district designation from the B-3, Highway Business District to the AG-1, Agriculture District.

Location: A 2 acre tract in the Northwest Quarter of the Northeast Quarter of Section 20, Township 20N, Range 14W of the Second Principal Meridian in Ogden Township and formerly known as the Burr-Oak Restaurant and farmstead with an address of 2667 CR 2100N, Ogden.

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.