

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **November 14, 2019**
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: October 17, 2019

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

TIME : 6:30 P.M.
LOCATION: LYLE SHIELDS MEETING ROOM

5. Continued Public Hearings
Case 947-AT-19 Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5 mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District and amend the requirements in Section 6.1.5 Q.(4)e. to add requirements for financial assurance provided by financial institutions headquartered in Champaign County.**

Case 948-AT-19 Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance by amending Section 8.3.2 to authorize a variance to rebuild a nonconforming structure before the structure is damaged.**
6. New Public Hearings
*Case 961-V-19 Petitioner: **William Shafer**
Request: **Authorize the following Variance in the AG-1 Agriculture Zoning District:
Part A: Variance for a lot area of 0.7 acre (0.622 acre exclusive of right-of-way) in lieu of the minimum required 1 acre, per Section 5.3 of the Zoning Ordinance.
Part B: Variance for an average lot width of 169 feet in lieu of the minimum required 200 feet, per Section 5.3 of the Zoning Ordinance.**
Location: **A 0.7 acre tract in the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 17, Township 17 North, Range 9 East of the Third Principal Meridian in Crittenden Township and commonly known as the residence with an address of 1382 CR 300N, Tolono.**

*Case 963-V-19 Petitioner: **Gordon Deck**
Request: **Authorize a variance for the construction and use of an accessory structure with an average height of 18.75 feet in lieu of the maximum allowed average height of 15 feet in the R-3 Two Family Residence Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**
Location: **A 0.46 acre lot that is the South Half of Lot 55 in Fred C. Carroll's Subdivision of the East Half of the Northwest Quarter of the East Half of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 1109 Carroll Avenue, Urbana.**
7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. OMA and FOIA Training Certification for ZBA Members
 - C. Farewell to ZBA Board member: Frank DiNovo
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

* Administrative Hearing. Cross Examination allowed.