

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, March 16, 2023**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room**
Brookens Administrative Center
1776 East Washington Street
Urbana, IL 61802

This meeting will be held in person and there will be no virtual meeting. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting.

If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of Minutes – *None*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

***Case 035-AM-21** Petitioner: **Jeffrey Jenkins, d.b.a. Walnut Grove MHC**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the R-5 Manufactured Home Park Zoning District in order to operate the proposed Special Use with waivers in related Zoning Case 036-S-21.**

Location: **A 9.68-acre tract in the Northwest Quarter of the Northwest Quarter of Section 10, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as Walnut Grove MHC with an address of 1513 CR 2300N, Urbana.**

***Case 036-S-21** Petitioner: **Jeffrey Jenkins, d.b.a. Walnut Grove MHC**

Request: **Authorize the expansion and use of an existing nonconforming manufactured home park with 12 existing plus 8 proposed manufactured home sites in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the subject property in related case 035-AM-21 and including the following waivers of standard conditions (other waivers may be necessary):**

Part A: Authorize a waiver from Section 6.2.2. B. for having 20 home sites in lieu of the minimum required 40 home sites in a manufactured home park.

Part B: Authorize a waiver from Section 6.2.1 C.2., for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites.

Part C: Authorize a waiver from Section 6.2.2 C.3. for not providing screening along all boundary lines abutting existing residential development.

Part D: Authorize a Manufactured Home Park with recreation space totaling less than the minimum required 8% of gross site area, per Section 6.2.2 D.

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Part E: Authorize a waiver from Section 6.2.2 E.1., for a Site Plan that does not include the limits of each Manufactured Home Site.

Part F: Authorize a minimum setback (yard) of 11 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways, per Section 6.2.2 E.2.a. for proposed home sites 15 through 20.

Part G: Authorize a minimum setback (yard) of 15 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary, per Section 6.2.2 E.2.b., for existing home site 2.

Part H: Authorize a minimum side yard of 9 feet in lieu of 10 feet, per Section 6.2.2 E.2.c. for existing home site 3.

Part I: Authorize a waiver from having a manufactured home stand or pad on each home site made of concrete slabs or runways with ground anchors, per Section 6.2.2 E.4.

Part J: Authorize no outdoor paved living space in lieu of an outdoor living space of at least 160 square feet with a minimum dimension of 8 feet, per Section 6.2.2 E.5. for all existing and proposed home sites.

Part K: Authorize a minimum pavement width of 19 feet for existing private accessways in lieu of the minimum required 24 feet for minor streets, per Section 6.2.2 F.5.

Part L: Authorize a waiver from Section 6.2.2 F.6., with respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, that the provisions of the Subdivision Ordinance shall apply to existing private accessways.

Part M: Authorize a waiver from Section 6.2.2 H.1., for not having individual walks to each manufactured home stand that are paved and a minimum of two feet in width.

Part N: Authorize a waiver from Section 6.2.3 A., for having a private water system that can furnish a minimum of 150 gallons per day per manufactured home at a minimum pressure of 20 pounds per square inch.

Part O: Authorize a waiver for the electrical system to comply with the latest edition of the National Electric Code, per Section 6.2.3 D.1.

Location: A 9.68-acre tract in the Northwest Quarter of the Northwest Quarter of Section 10, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as Walnut Grove MHC with an address of 1513 CR 2300N, Urbana.

***Case 041-V-22 Petitioner: Jeffrey Jenkins, d.b.a. Walnut Grove MHC**

Request: Authorize a variance for a 9.68-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.

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Location: **A 9.68-acre tract in the Northwest Quarter of the Northwest Quarter of Section 10, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as Walnut Grove MHC with an address of 1513 CR 2300N, Urbana.**

***Case 074-S-22** Petitioner: **Medanos Solar LLC, via agent Kiera Gavin**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, and including the following waivers of standard conditions:**

Part A: A waiver for a distance of 0 feet between a PV Solar Farm and a municipal boundary in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)a. of the Zoning Ordinance.

Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3. of the Zoning Ordinance.

Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

Part D: A waiver for not completing consultation with the State Historic Preservation Officer of the Illinois Department of Natural Resources prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 K. of the Zoning Ordinance.

Other waivers may be necessary.

Location: **A 48.64-acre tract in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter and part of a 197.02-acre tract in the east half of Section 4, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer Township, and commonly known as farmland owned by Terry Wolf on the north side of CR 1100N (County Highway 15) northeast of the Village of Homer, Illinois.**

7. New Public Hearings

***Case 087-AM-23** Petitioner: **Brian & Lana Krutsinger**

Request: **Amend the Zoning Map to change the zoning district designation for approximately 14 acres of the 30.37-acre subject property from the CR Conservation Recreation Zoning District to the AG-2 Agriculture Zoning District.**

Location: **A 30.37-acre tract in the East Half of the Northeast Quarter of Section 10, Township 18N, Range 10 East of the Third Principal Meridian in Sidney Township and commonly known as the Krutsinger residence located at 2197 CR 1100N, Sidney.**

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- *Case 088-V-23** Petitioner: **Brian & Lana Krutsinger**
- Request: **Authorize a variance in the CR Conservation Recreation Zoning District for a proposed lot with an access width of 15 feet in lieu of the minimum required 20 feet per Section 4.2.1 H., and with access passable to emergency vehicles of 15 feet in width in lieu of the minimum required 20 feet, per Section 4.2.1 I. of the Champaign County Zoning Ordinance.**
- Location: **A 30.37-acre tract in the East Half of the Northeast Quarter of Section 10, Township 18N, Range 10 East of the Third Principal Meridian in Sidney Township and commonly known as the Krutsinger residence located at 2197 CR 1100N, Sidney.**

8. Staff Report

9. Other Business
 A. Review of Docket

10. Adjournment

* Administrative Hearing. Cross Examination allowed.

** Audience participation with respect to matters other than cases pending before the Board shall be limited to 5 minutes per person totaling no more than one hour.