

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 12, 2012**  
Time: **7:00 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 (March 15, 2012)
5. Continued Public Hearings

**Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).**

**Note: MEETING TIME AT 7:00 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;**

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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 Agency 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 702-V-11 Petitioner: **Roger Burk**

Request: **Authorize the following in the I-1 Light Industry Zoning District:**

- Part A. Variance for a side yard of 5 feet in lieu of the minimum required side yard of 10 feet; and**
- Part B. Variance for a rear yard of 5 feet in lieu of the minimum required rear yard of 20 feet;**
- Part C. Variance from the visibility triangle requirements for a corner lot; and**
- Part D. Variance from the minimum required number of parking spaces for industrial uses; and**
- Part E. Variance from the loading berth requirements in lieu of the required 1 loading berth; and**
- Part F. Variance from a minimum separation from a side property line for parking spaces of 1 foot in lieu of the minimum required 5 feet.**

Location: **Lots 299 and 300 of Wilber Heights Subdivision in the Southwest Quarter of Section 31 of Somer Township and commonly known as the buildings at 101 Paul Avenue, Champaign.**

- 6. New Public Hearings
- 7. Staff Report
- 8. Other Business
  - A. Review of ZBA Docket
  - B. March, 2012 Monthly Report
- 9. Audience Participation with respect to matters other than cases pending before the Board
- 10. Adjournment

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