

# CASE NO. 688-S-11

## SUPPLEMENTAL MEMORANDUM

December 13, 2012

Champaign  
County  
Department of

**PLANNING &  
ZONING**

Brookens  
Administrative Center  
1776 E. Washington Street  
Urbana, Illinois 61802

(217) 384-3708

Petitioners: **Philip W. and Sarabeth F. Jones**

Site Area: **Approximately 14 acres**

Time Schedule for Development:  
**Immediate**

Prepared by: **Andy Kass**  
Associate Planner

**John Hall**  
Zoning Administrator

**Request: Authorize the construction and use of a "Restricted Landing Area" for use by airplanes consistent with Illinois Department of Transportation regulations and helicopter use for public safety assistance as needed and with limited helicopter use for personal use, as a Special Use on land that is proposed to be rezoned to the AG-1 Agriculture Zoning District from the current CR Conservation Recreation Zoning District in related Zoning Case 687-AM-11; and with a waiver of a Special Use standard condition required by Section 6.1 that requires compliance with Footnote 11 of Section 5.3**

**Location: An approximately 14 acre tract of land that is located in the North Half of the South Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR1600E, Villa Grove.**

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### *STATUS*

This case was continued from the August 16, 2012, public hearing. A revised Finding for the requested waiver is attached.

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### **ATTACHMENTS**

A Revised Finding for Requested Waiver

Attachment A. Revised Finding for Requested Waiver

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6. Regarding necessary waivers of standard conditions:
- A. Regarding the requested waiver of the standard condition in Section 6.1.3 for an RLA that **requires compliance with Footnote 11 of Section 5.3 regarding maintenance of vegetation that obstructs the west approach slope of the proposed RESTRICTED LANDING AREA:**
- (1) The waiver ***{SUBJECT TO THE PROPOSED SPECIAL CONDITION IS / IS NOT}*** in accordance with the general purpose and intent of the Zoning Ordinance and ***{WILL / WILL NOT}*** be injurious to the neighborhood or to the public health, safety, and welfare ***{because\*}***:
  - (2) Special conditions and circumstances ***{DO / DO NOT}*** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district ***{because\*}***:
  - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied ***{WILL / WILL NOT}*** prevent reasonable or otherwise permitted use of the land or structure or construction ***{because\*}***:
  - (4) The special conditions, circumstances, hardships, or practical difficulties ***{DO / DO NOT}*** result from actions of the applicant ***{because\*}***:
  - (5) The requested waiver ***{SUBJECT TO THE PROPOSED SPECIAL CONDITION IS / IS NOT}*** the minimum variation that will make possible the reasonable use of the land/structure ***{because\*}***: