

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **November 14, 2013**  
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 (June 27, 2013; September 12, 2013; September 26, 2013; and October 17, 2013)
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 6:30!***

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 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.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**NOVEMBER 14, 2013**

6. New Public Hearings

**Case 763-AM-13**    Petitioner:    **David A. Andersen**

Request:    **Amend the Zoning Map to change the zoning district designation from the B-1 Rural Trade Center Zoning District to the AG-2 Agriculture Zoning District.**

Location:    **An approximate 1 acre lot located in the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 26 of St. Joseph Township and commonly known as the house and building at 2270 CR 1300N, St. Joseph.**

**\*Case 764-V-13**    Petitioner:    **Lars Johnson with agent Shawn Bickers**

Request:    **Authorize the following in the R-4 Multiple Family Residence Zoning District to authorize the construction of an addition to an existing townhouse:**

- Part A. Variance for a side yard of 2 feet in lieu of the minimum required 10 feet;**
- Part B. Variance for lot coverage of 44% in lieu of the maximum allowed 40%;**
- Part C. Variance for a front setback for an existing townhome of 40 feet from the centerline of Briar Hill Drive in lieu of the minimum required 55 feet;**
- Part D. Variance for a front yard for an existing townhome of 18 feet in lieu of the minimum required 25 feet;**
- Part E. Variance from Section 4.2.2D. requirement that no construction shall take place in a recorded utility easement.**

Location:    **Lot 1 of Wisegarver's Subdivision in the Southeast Quarter of Section 21 of Champaign Township and commonly known as the townhome at 2120 Briar Hill Drive, Champaign.**

7. Staff Report

8. Other Business

- A. Review of Docket
- B. Monthly Report

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

---

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