

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: February 26, 2015  
Time: **6:00 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
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).*

**MEETING TIME: 6:00**

Case 769-AT-13 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Storm Water Management Policy by changing the name to Storm Water Management and Erosion Control Ordinance and amending the reference in Zoning Ordinance Section 4.3.10; and amend the Storm Water Management and Erosion Control Ordinance as described in the legal advertisement which can be summarized as follows:**

- I. **Revise existing Section 1 by adding a reference to 55 ILCS 5/5-15015 that authorizes the County Board to have authority to prevent pollution of any stream or body of water. (Part A of the legal advertisement)**
- II. **Revise existing Section 2 by merging with existing Sections 3.1 and 3.2 to be new Section 2 and add purpose statements related to preventing soil erosion and preventing water pollution and fulfilling the applicable requirements of the National Pollutant Discharge System (NPDES) Phase II Storm Water Permit. (Part B of the legal advertisement)**
- III. **Add new Section 3 titled Definitions to include definitions related to fulfilling the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water Permit. (Part C of the legal advertisement)**
- IV. **Revise existing Sections 3.3, 3.4, and 4 and add new Sections 5, 11, 12, 13, 14, and 15 and add new Appendices C, D, and E. Add requirements for Land Disturbance activities including a requirement for a Land Disturbance Erosion Control Permit including Minor and Major classes of Permits that are required within the Champaign County MS4 Jurisdictional Area; add a requirement that land disturbance of one acre or more in a common plan of development must comply with the Illinois Environmental Protection Agency's ILR 10 Permit requirements; add fees and time limits for each class of Permit; add requirements for administration and enforcement Permits; and add new Appendices with new standards and requirements for both Minor and Major Permits. (Parts D, E, L, M, N, O, T, U, and V of the legal advertisement)**
- V. **Revise existing Section 7 to be new Section 6 and add a prohibition against erosion or sedimentation onto adjacent properties and add minimum erosion and water quality requirements that are required for all construction or land disturbance.**
- VI. **Revise existing Section 5 to be new Section 8 and add a Preferred Hierarchy of Best Management Practices. (Part H of the legal advertisement)**
- VII. **Revise and reformat existing Section 6, 8, 9, 10, 11, 12, and the Appendices and add new Section 18. (Parts G, I, J, P, Q, R, S and W of the legal advertisement)**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**FEBRUARY 26, 2015**

Case 773-AT-14 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Storm Water Management and Erosion Control Ordinance that is the subject Zoning Case 769-AT-13, by adding the following:**

- A. Add a requirement for a Grading and Demolition Permit for any grading or demolition that disturbs one acre or more of land or for any grading or demolition that is part of a larger common plan of development in which one acre or more of land disturbance will occur, and that is not related to any proposed construction.**
- B. Add fees for Grading and Demolition Permits.**
- C. Add required information to be provided in the application for a Grading and Demolition Permit.**
- D. Add a requirement that any grading or demolition pursuant to a Grading or Demolition Permit shall comply with the Illinois Environmental Protection Agency's ILR 10 General Storm Water Permit for Construction.**
- E. Add a requirement that any demolition pursuant to a Demolition Permit shall comply with the Illinois Environmental Protection Agency's regulations enforcing the National Emission Standard for Hazardous Air Pollutants for regulated asbestos.**
- F. Add prohibitions against changing the flow of water and blocking the flow of water.**
- G. Add other requirements related to Grading and Demolition Permits**

**\*Case 794-S-14** Petitioner: **Premier Cooperative Inc. with board members Greg Miller, William Stierwalt, Kim Jolley, Kenneth Hieser, Stephen Hettinger, Pat Feeney, James Kleiss, Douglas Hansens, John Murray, Dwight Huffstutler, Maury Busboom and corporate officers Roger Miller, General Manager and James Deters, Chief Financial Officer**

Request: **1) Authorize construction of two 24,000 gallon bulk fuel storage tanks in the B-1, Rural Trade Center Zoning District.**  
**2) Authorize the following waiver to the standard conditions of the "Gasoline and Volatile Oils Storage in the B-1 and B-3 Districts" Special Use as per Section 6.1.3 of the Zoning Ordinance: Gasoline and Volatile Oils Storage Facilities shall not be permitted closer than 500 feet from and R District or any Residential, Institutional, or Public Assembly Use."**

Location: **A 8.19 acre tract in the south half of the southwest quarter of Section 17, Township 20N, Range 9E, in Somer Township and commonly known as Premier Cooperative at 1711 East Leverett Road, Champaign.**

6. New Public Hearings

**\*Case 796-V-14** Petitioner: **Steve Vincent and George Stanhope**

Request: **Authorize the following in the AG-1 District:**  
**A variance from Paragraph 4.2.1.H of the Zoning Ordinance, which requires that no structure shall be constructed nor use established upon or moved to a lot that does not abut and have access to a public street of no less than 20 feet at a point at which the lot has the right of access to the street on the following property.**

Location: **A 6.94 acre tract in Newcomb Township in the Southwest quarter of the Southeast quarter of Section 15 of Township 21N, Range 7 East of the Third Principal Meridian and commonly known as the residence located at 360 CR 2700N, Mahomet.**

**\*Case 798-V-15** Petitioner: **SBA Network Services LLC, with agent Dolan Realty Advisors, LLC**

Request: **Authorize the construction and use of a telecommunications tower in the R-4 Multiple Family Residence Zoning District with a height of 100 feet in lieu of the maximum 75 feet.**

Location: **A 3.18 acre tract in Urbana Township in the South Half of the Northwest Quarter of the Northwest Quarter of Section 8 of Township 19N, Range 9 East of the Third Principal Meridian commonly known as part of the Vineyard Christian Church property, 1500 North Lincoln Avenue, Urbana.**

7. Staff Report

8. Other Business

A. Review of Docket

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.**