

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **January 14, 2016**
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 (November 12, 2015, December 10, 2015 and December 17, 2015)

**Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.**

5. Continued Public Hearings

Case 805-AM-15, 806-S-15 and 807-V-15 Petitioner: **Michael Wishall, Jason Wishall, Brian Wishall
d.b.a. Wishall Transport, Wishall Farms &
Transportation, Inc., and Wishall Farms, Inc.**

Case 805-AM-15 Request: **Amend the Zoning Map to change the zoning district designation from the
AG-1, Agriculture Zoning District to the AG-2 Agriculture Zoning
District in order to authorize the use of an existing unauthorized Truck
Terminal as a proposed Special Use in related Zoning Case 806-S-15 and
subject to the requested variance in related zoning case 807-V-15, on the
subject property below:**

***Case 806-S-15** Request: **Part A: Authorize the use of an existing unauthorized Truck Terminal as a
Special Use on land that is proposed to be rezoned to the AG-2
Agriculture Zoning District from the current AG-1 Agriculture
Zoning District in related zoning Case 805-AM-15 and subject to
the requested variance in related zoning case 807-V-15, on the
subject property below.**

**Part B: Authorize the following waiver to the standard conditions of the
“Truck Terminal” special use as per Section 6.1.3 of the Zoning
Ordinance: A separation distance of 30 feet in lieu of the required
200 feet between any Truck Terminal and any adjacent residential
district or residential use.**

***Case 807-V-15** Request: **Authorize the following variance on land proposed to be rezoned to the
AG-2 Agriculture Zoning District in related Case 805-AM-15 in order to
authorize the use of an existing unauthorized Truck Terminal as a
proposed Special Use in related Case 806-S-15 on the subject property
below.**

**Part A: A variance from Section 5.3 of the Zoning Ordinance for a lot size
of 5.68 acres in lieu of the maximum area of 3 acres for lots with
soils that are best prime farmland.**

**Part B: A variance from the Champaign County Stormwater Management
and Erosion Control Ordinance which requires a Stormwater
Drainage Plan and review for lots of 2 to 6.25 acres that have
greater than one acre of impervious surface area.**

Location: **A 5.68 acre tract in Pesotum Township in the Northwest Quarter of the
Northwest Quarter of Section 10 of Township 17 North, Range 8 East of
the Third Principal Meridian and commonly known as Wishall Transport,
Wishall Farms & Transportation, Inc., and Wishall Farms, Inc. located at
482 and 486 CR 900 East, Tolono.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
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JANUARY 14, 2016

Case 819-AT-15 Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance as follows:**

Part A: In Section 6.1.3 revise the standard conditions for “Fairground” by adding the following special provision (standard condition): Site design, land management, and storm water management designs and practices shall provide effective site drainage; shall meet or exceed state and federal water quality standards; shall protect downstream drainage patterns; shall provide for stream flows that support healthy aquatic ecosystems; shall minimize impacts on adjacent properties and cause no more than minimal disturbance to the stream corridor environment; and, wherever possible, shall preserve existing habitat, enhance degraded habitat, and restore habitat.

Part B: 1. In Section 4.2.1 C. add “PARKING LOT and related passenger waiting buildings may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to Section 5.2”

2. In Section 5.2, add “PARKING GARAGE or LOT” as a Special Use Permit in the CR District and add a footnote stating that “PARKING LOT and related passenger waiting buildings may be authorized in the CR District by SPECIAL USE Permit only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds provided that the Public Fairgrounds were an established use at the subject location on October 10, 1973, and provided that a Public Air must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void and subject to the standard conditions in Section 6.1.3.”

3. In Section 6.1.3 add as a Special Use “PARKING LOT and related passenger waiting buildings as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR DISTRICT” and require no minimum fencing; require the minimum LOT AREA, Width, Maximum HEIGHT, and Required Yards to be the same as in the CR Zoning District; and add the following special provisions (standard conditions):

1. All or part of the parking area(s) may be used for parking not otherwise related to the Fairground and non-Fairground parking may be limited to parking for a single other non-Fairground USE or to multiple other non-Fairground USES and may include the construction and use of related passenger waiting buildings.

2. Traffic impacts shall be considered.

6. New Public Hearings

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

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