

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **February 3, 2011**  
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 (January 20, 2011)
5. Continued Public Hearings

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

**Case 675-AT-10** Petitioner: **Champaign County Zoning Administrator**  
Request: **Amend the Champaign County Zoning Ordinance as follows:**

**Part A:**

1. In the first four un-numbered paragraphs of Section 8 clarify that nonconforming dwellings may be enlarged, expanded, extended, replaced, rebuilt, or relocated as authorized herein.
2. Revise subsection 8.1.2 to authorize that once two or more contiguous lots or combination of lots and portions of lots that individually do not meet any dimensional, geometric, lot access or other standards are brought into common ownership, that portions of said lots may be used separately or conveyed to a different owner provided that a variance is granted.

**Part B:**

1. Revise paragraph 8.2.1 B. as follows:
  - a. Limit applicability to the total expansion since October 10, 1973.
  - b. Revise the limit on expansion of a nonconforming single family dwelling as follows:
    - (1) A nonconforming single family dwelling which had less than 1,200 square feet of building floor area may expand up to a total floor area of 1,500 square feet provided that a variance is required if there is more than one principal use on the lot and the lot area is less than required in Section 4.3.4.
    - (2) A nonconforming single family dwelling which had more than 1,200 square feet of building floor area may expand by up to 200 square feet or 25% of building floor area, whichever is greater, and provided that a variance is required if there is more than one principal use on the lot and the lot area is less than required in Section 4.3.4.
    - (3) Eliminate the limit on the amount of accessory buildings.
2. Revise paragraph 8.2.1 C. so that the limit on expansion applies to the total expansion since October 10, 1973.
3. Revise subsection 8.2.2 to provide that nonconforming dwellings may be moved on the lot provided that a variance is granted.
4. In subsection 8.2.3 clarify “ceases”.

**Part C.**

1. Revise subsection 8.3.1 to authorize that a nonconforming structure may be enlarged in a way that increases the nonconformity if authorized by variance.
2. Revise subsection 8.3.3 to authorize that a nonconforming structure may be moved without conforming to the regulations and standards of the district provided that the new location is authorized by variance.

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**Part D.**

1. Revise Subsection 8.4.1 and 8.4.2 as follows:
  - a. Authorize that a nonconforming single family dwelling may be expanded as authorized in subsection 8.2.1 provided that a variance is required if there is more than one principal use on the lot and the lot area is less than required in Section 4.3.4.
  - b. Authorize that a nonconforming dwelling may be reconstructed in the existing location if authorized by zoning use permit or a different location if authorized by variance provided that a variance is required if there is more than one principal use on the lot and the lot area is less than required in Section 4.3.4.
  - c. Authorize that expansion of a nonconforming dwelling as authorized in subsection 8.2.1 may occur at the same time as reconstruction.
2. In Subsection 8.4.5 clarify “abandoned” and “discontinued”.
3. In Subsection 8.4.6 provide for replacement of nonconforming structure as already authorized in subsection 8.3.2.

**Part E.**

1. Revise Subsection 8.6 as follows:
  - a. Authorize that a nonconforming dwelling may be expanded as authorized in subsection 8.2.1 or reconstructed as authorized in subsection 8.4.1.
  - b. Authorize that a nonconforming dwelling has no limit on the value of repair or replacement that may occur within a 365 day period and that may include bearing walls.

**Part F.**

1. In paragraph 9.1.2 C. require that for an Zoning Use Permit authorizing construction as authorized in Section 8 on a nonconforming dwelling in a zoning district in which a dwelling is not an authorized principal use, the Zoning Administrator shall provide notice that the zoning district does not authorize a dwelling as a principal use and shall indicate in general what types of principal uses are authorized as either business uses or industrial uses.

**Part G.**

1. In Section 3 revise the definitions of “NONCONFORMING LOT, STRUCTURE OR USE” AND “NONCONFORMING PREMISES” to only apply to nonconformities that existed upon the effective date of adoption or amendment of the ordinance.

6. New Public Hearings
7. Staff Report
8. Other Business
  - A. Review of ZBA Bylaws
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.**