

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **February 17, 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 paragraphs of Section 8 clarify that nonconforming (NC) dwellings may be expanded as authorized herein.**
2. **Revise 8.1.2 to authorize that NC lots may be used separately if authorized by variance.**

**Part B.**

1. **Revise 8.2.1 B. as follows:**
  - a. **Limit applicability to the total expansion since October 10, 1973.**
  - b. **Increase the limit on expansion of a single family (SF) dwelling that is a NC use provided that a variance is required if more than one principal use on the lot and the lot area is less than required in subsection 4.3.4.**
  - c. **Eliminate the limit on the amount of accessory buildings.**
2. **Revise 8.2.1 C. so that the limit on expansion applies to the total since October 10, 1973.**
3. **Revise 8.2.2 to authorize that a SF dwelling that is a NC use may be moved if authorized by variance.**
4. **In 8.2.3 clarify “ceases”.**

**Part C.**

1. **Revise 8.3.1 to authorize that a NC structure may be enlarged in a way that increases the nonconformity if authorize by variance.**
2. **Revise 8.3.3 to authorize that a NC structure may be moved without conforming to the regulations if authorized by variance.**

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**Part D.**

1. Revise 8.4.1 and 8.4.2 to authorize that a SF dwelling that is a NC use may be expanded or reconstructed as authorized in 8.2.
2. In 8.4.5 clarify “abandoned” and “discontinued”.
3. In 8.4.6 provide for replacement of a SF dwelling that is a NC use.

**Part E.**

Revise 8.6 to authorize the following:

- a. A SF dwelling that is a NC use may expand as authorized in 8.2.1 or reconstructed as authorized in 8.4.1.
- b. A SF dwelling that is a NC use has no limit on the value of repair or replacement
- c. Any structure that is NC may be granted a variance to authorize a higher value of repair.

**Part F.**

In 9.1.2 C. require the Zoning Administrator to provide notice of NC zoning on any permit for a SF dwelling in a district in which a SF dwelling is not an authorized principal use.

**Part G.**

Revise Section 3 Definitions so that “nonconforming” only applies to nonconformities that existed upon the effective date of adoption or amendment of the ordinance.

**(\*\*Note: the description of the Request has been simplified from the actual legal advertisement)**

6. New Public Hearings

**\*Case 678-V-10** Petitioner: **Brian Lile and Myra Sully**

Request: **Authorize the use of an existing unauthorized detached accessory structure with a front yard of approximately one foot instead of the minimum required front yard of 25 feet and a setback from the center of pavement of Main Street of approximately 38 feet and 6 inches instead of the minimum required setback of 62 feet and 6 inches.**

Location: **Lots 10 and 11 of Block 3 of S.H. Busey’s 6<sup>th</sup> Addition to Penfield that is commonly known as 419 South Main Street, Penfield.**

7. Staff Report

A. January, 2011 Monthly 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.**