

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **August 16, 2012**  
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 (July 12, 2012)
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 6:00 P.M.**

- Case 687-AM-11** Petitioner: **Dr. Phillip Jones and Sarabeth Jones** (*No testimony to be taken*)  
Request: **Amend the Zoning Map to change the zoning district designation from CR Conservation-Recreation to AG-1 Agriculture.**  
Location: **An approximately 12.69 acre tract of land that is located in the North Half of the South Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR 1600E, Villa Grove.**
- \*Case 688-S-11** Petitioner: **Dr. Phillip Jones and Sarabeth Jones** (*No testimony to be taken*)  
Request: **Authorize the construction and use of a “Heliport-Restricted Landing Area” as a Special Use on land that is proposed to be rezoned to the AG-1 Agriculture from the current CR Conservation-Recreation Zoning District in related zoning case 687-AM-11; and with a waiver of Special Use standard condition required by Section 6.1 that requires a runway safety area to be located entirely on the lot.**  
Location: **An approximately 12.69 acre tract of land that is located in the North Half of the south Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR 1600E, Villa Grove.**
- Case 699-AM-11** Petitioner: **L.A. Gourmet Catering, LLC, with owners Annie Murray, Lauren Murray and landowner John Murray**  
Request: **Amend the Zoning Map to change the zoning district designation form the AG-1 Agriculture Zoning District to the AG-2, Agriculture Zoning District in order to operate the proposed Special Use in related zoning case 700-S-11.**  
Location: **A 10 acre tract in the Southwest Quarter of the Northwest Quarter of Section 14 of Hensley Township and commonly known as the home at 2150 CR 1000E, Champaign.**
- \*Case 700-S-11** Petitioner: **L.A. Gourmet Catering, LLC, with owners Annie Murray, Lauren Murray and landowner John Murray**  
Request: **Authorize the construction and use of an Event Center as a “Private Indoor Recreational Development” 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 District in related Case 699-AM-11.**  
Location: **A 10 acre tract in the Southwest Quarter of the Northwest Quarter of Section 14 of Hensley Township and commonly known as the home at 2150 CR 1000E, Champaign.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**AUGUST 16, 2012**

6. New Public Hearings

- \*Case 722-S-12 Petitioner: **Dr. Michael Boero**  
Request: **Authorize an equine veterinary surgery clinic and performance problem evaluation facility as a “Veterinary Hospital” as a Special Use on 4.5 acres that is part of a 22 acre property previously authorized as a stable in Case 719-S-90 and located in the CR Conservation Recreation Zoning District.**  
Location: **A 22 acre parcel in the West Half of the Southeast Quarter of the Southwest Quarter of Section 26 of Newcomb Township and commonly known as the home and stable at 430 CR 2500N, Mahomet.**

7. Continued Text Amendment Hearings:

- Case 710-AT-12 Petitioner: **Zoning Administrator** (*For discussion only if time allows*)  
Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System that is referred to in Section 3; and Footnote 13 in Section 5.3; and subsection 5.4, as follows:**  
**Part A. Revise the Land Evaluation (LE) part as follows:**  
  1. **Revise all soil information to match the corresponding information in the *Soil Survey of Champaign County, Illinois* 2003 edition.**
  2. **Revise all existing soil productivity information and replace with information from *Bulletin 811 Optimum Crop Productivity Rating for Illinois Soils* published August 2000 by the University of Illinois College of Agricultural, Consumer and Environmental Sciences Office of Research.**
  3. **Delete the 9 existing Agriculture Value Groups and existing Relative Values ranging from 100 to 0 and add 18 Agriculture Value Groups with Relative LE ranging from 100 to 0.****Part B. Revise the Site Assessment (SA) part as follows:**  
  1. **Add definitions for “agriculture”; “agricultural production”; “animal units”; “best prime farmland”; “farm dwelling”; “livestock management facility”; “non-farm dwelling”; “principal use”; and “subject site”.**
  2. **Delete SA Factors A.2.; A.3; B.2.; B.3; C.2; D.2.; D.3.; E.1.; E.2.; E.3.; E.4.; F.1.; F.2.; F.3.; F.4.; and F.5.**
  3. **Revise SA Factor A.1. to be new Factor 8; Factor B.1. to be new Factor 7.; Factor C.1. to be new Factor 5.; Factor D.1. to be new Factor 1.; and revise scoring guidance for each revised Factor, as described in the legal advertisement.**
  4. **Add new SA Factors 2a; 2b. 2c; 3; 4; 6; 9; 10; and scoring guidance for each new Factor, as described in the legal advertisement.****Part C. Revise the Rating for Protection as described in the legal advertisement.**  
**Part D. Revise the general text and reformat.**

- Case 711-AT-12 Petitioner: **Zoning Administrator** (*For discussion only if time allows*)  
Request: **Amend the Champaign County Zoning Ordinance as follows:**  
**Part A. In Section 3, revise the definition of “best prime farmland” as follows:**  
  - a) **delete “Relative Value of 85” and “Land Evaluation rating of 85” and replace with “average Land Evaluation rating of 91 or higher”; and**
  - b) **add “prime farmland soils that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*”; and**
  - c) **add “soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County Land Evaluation and Site Assessment (LESA) System”; and**
  - d) **add “Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils”.****Part B. Revise Footnote 13 of Section 5.3 to strike references to “has a Land Score greater than or equal to 85 on the County’s Land Evaluation and Site Assessment System” and replace with “is made up of soils that are BEST PRIME FARMLAND”**  
**Part C. Revise paragraph 5.4.4 to strike references to “has a Land Evaluation score greater than or equal to 85 on the County’s Land Evaluation and Site Assessment System” and replace with “is made up of soils that are BEST PRIME FARMLAND”**

8. Staff Report

9. Other Business

- A. Review of Docket
- B. June and July 2012 Monthly Reports

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

11. Adjournment