

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 27, 2017**
Time: **7:00 P.M.**
Place: **John Dimit 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: March 2, 2017
5. Continued Public Hearings
6. New Public Hearings

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

***Case 863-V-16 Petitioner: Scott Blakeney, Derek Wagner, and Tyler Wakefield**

Request: **Authorize the following Variance in the R-1 Single Family Residence Zoning District for an existing residence and existing garage and a proposed patio and a proposed detached shed and unauthorized earth fill, all located in an existing storm water drainage easement:**

Part A: Authorize a variance from Section 4.2.2D. of the Champaign County Zoning Ordinance that no use shall be established, construction undertaken, nor fill placed in any recorded drainage or utility easement.

Part B: Authorize the following Variance from the Champaign County Storm Water Management and Erosion Control Ordinance:

1. **Authorize a variance from Section 6.1A. requiring that no fill shall be placed nor grade altered in such a manner to create a nuisance.**
2. **Authorize a variance from Section 6.3G. prohibiting the destruction or obstruction of the operation of a storm water drainage system or storm water storage area.**
3. **Authorize a variance from Section 9.1E. for a freeboard of 0 feet in lieu of a freeboard of one foot.**
4. **Authorize a variance from Section 9.1.C.1. for a release rate for the 50-year precipitation event far in excess of the maximum otherwise allowed that would be no greater than the rate of discharge from a 5-year return period precipitation event and an assumed row crop agricultural land cover.**
5. **Authorize a variance from Section 9.1.C.2. for a release rate for frequent storm events that exceeds the maximum otherwise allowed that would be no greater than the rate of discharge from 1-year, 2-year, and 5-year return period precipitation events and an assumed row crop agricultural land cover.**

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Case 863-V-16 cont:

Location: **Lot 100 in Rolling Hills Estates V Subdivision that is in the Northwest Quarter of the Northeast Quarter of Section 12, Township 20N, Range 7 East of the Third Principal Meridian in Mahomet Township and commonly known as the residence at 2312 Pheasant Ridge Road, Mahomet.**

***Case 864-S-16** Petitioner: **Heather Bradham and Kevin Cooper**

Request: **Authorize a Dog Training Facility as a Kennel, as a Special Use in the AG-1 Agriculture Zoning District, with the following waiver:
A waiver for a side yard of 117 feet in lieu of the minimum required 200 feet side yard for a Kennel, as per Section 6.1 of the Zoning Ordinance.**

Location: **A 10 acre tract comprised of Lots 16 and 17 of a Plat of Survey in the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 7, Township 19N, Range 8 E of the Third Principal Meridian in Champaign Township and commonly known as the residence at 6001 West Bradley Road, Champaign.**

***Case 866-V-17** Petitioner: **Scott Miller**

Request: **Authorize the following variance from the Champaign County Zoning Ordinance in the AG-2 Agriculture Zoning District:
Authorize an existing detached shed with a side yard of 2 feet in lieu of the minimum required 10 feet side yard for an accessory structure, per Section 7.2.1 of the Zoning Ordinance.**

Location: **Lot 13 in Hudson Acres Subdivision in Section 11, Township 19N, Range 9E of the Third Principal Meridian in Urbana Township, and commonly known as the residence with an address of 3408 East University 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

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