

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **July 13, 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
5. Continued Public Hearings

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

Case 685-AT-11 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by revising Section 6.1 by adding standard conditions required for any County Board approved special use permit for a Rural Residential Development in the Rural Residential Overlay district as follows:**

- (1) **Require that each proposed residential lot shall have an area equal to the minimum required lot area in the zoning district that is not in the Special Flood Hazard Area;**
- (2) **Require a new public street to serve the proposed lots in any proposed RRO with more than two proposed lots that are each less than five acres in area or any RRO that does not comply with the standard condition for minimum driveway separation;**
- (3) **Require a minimum driveway separation between driveways in the same development;**
- (4) **Require minimum driveway standards for any residential lot on which a dwelling may be more than 140 feet from a public street;**
- (5) **Require for any proposed residential lot not served by a public water supply system and that is located in an area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, that the petitioner shall conduct groundwater investigations and contract the services of the Illinois State Water Survey (ISWS) to conduct or provide a review of the results;**
- (6) **Require for any proposed RRO in a high probability area as defined in the Illinois State Historical Preservation Agency (ISHPA) about the proposed RRO development undertaking and provide a copy of the ISHPA response;**
- (7) **Require that for any proposed RRO that the petitioner shall contact the Endangered Species Program of the Illinois Department of Natural Resources and provide a copy of the agency response.**

***Cases 854-S-16 and *855-V-16**

Petitioner: **ILUR Loral Park MHP, including principals David Reynolds, RV Horizons General Manager, Jack Baczek, Manager of Coupling Investments, LLC and Patrick Fitzgerald, agent on behalf of ILUR Loral Park MHP, LLC**

***Case 854-S-16:**

Request: **Authorize the expansion of an existing, nonconforming Manufactured Home Park with 34 existing manufactured home sites and an additional 4 proposed manufactured home sites as a Special Use Permit in the R-5 Manufactured Home Park Zoning District, subject to the variance requested in Case 855-V-16 and subject to an interpretation of zoning district boundaries in related Case 862-I-16 and also subject to the required waivers mentioned in the full legal advertisement (see attached).**

***Case 855-V-16:**

Request: **Authorize the use and expansion of an existing, nonconforming Manufactured Home Park in the R-5 Manufactured Home Park Zoning District, subject to the request for Special Use Permit approval and waivers in related Case 854-S-16 and subject to an interpretation of zoning district boundaries in related Case 862-I-16 and also subject to the following required variance:**

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Case 855-V-16 cont:

- Part A:** Authorize a side yard of 6 feet and a rear yard of 0 feet for the Manufactured Home Park Management Storage Facility in lieu of the minimum required 15 feet side yard and 15 feet rear yard as per Zoning Ordinance Section 6.2.2 C.2.
- Part B:** Authorize a minimum setback of 37.5 feet and a front yard of 12 feet in lieu of the minimum required 55 feet setback and 25 feet front yard as per Zoning Ordinance Section 4.3.2 for manufactured home site number 1.
- Part C:** Authorize a rear yard of 10 feet in lieu of the minimum required 15 feet as per Zoning Ordinance Section 6.2.2 C.2 for manufactured home site numbers 17 and 19.
- Part D:** Authorize the placement of an existing manufactured home located in a utility easement in lieu of the requirement that no construction shall take place in a recorded utility easement as per Section 4.2.2D for manufactured home site number 17.

Location: A tract of land in the Northwest Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as Loral Park Manufactured Home Park, with an address of 31 Fern Street, Urbana.

***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.

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.

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.**