

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 17, 2014**  
Time: **7:00 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 (June 12, 2014)
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).**

**Case 766-AM-13 and Case 767-S-13 Petitioner: Eric L. Sebens d.b.a. Prairieview Landscaping**

Case 766-AM-13 Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order to authorize the proposed Special Use in related zoning Case 767-S-13, on the subject property below.**

\* Case 767-S-13 Request: **On the subject property described below, authorize the following as a Special Use in the B-1 Rural Trade Center Zoning District:**

**Part A. Authorize multiple principal buildings on the same lot consisting of the following:**

- (1) a landscape contractor's facility with outdoor storage that was originally authorized in Case 101-S-97; and
- (2) Self-Storage Warehouses, providing heat and utilities to individual units as a special use proposed in Part B.

**Part B. Authorize the construction and use of Self-Storage Warehouses, providing heat and utilities to individual units as a special use.**

Location: **A 5-acre tract in Tolono Township in the East Half of the Southeast Quarter of the Northeast Quarter of Section 9 of Township 18 North, Range 8 East of the Third Principal Meridian and commonly known as Prairieview Landscaping at 1069 CR 900E, Champaign.**

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6. New Public Hearings

\* **Case 781-S-14** Petitioner: **United Prairie, LLC, owned by Premier Cooperative and Topflight Grain, and officers Roger Miller, William Schable, Ron Meece, and Tim Hughes**

**Request:** **Authorize expansion of existing Special Use Permit 676-S-10 to allow for the construction and use of a liquid fertilizer storage tank as part of a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” facility.**

**Location:** **A 12 acre tract in Lots 1, 2 and 3 of August Miller’s Subdivision, part of the southwest quarter of the northeast quarter of Section 34, Township 22N, Range 8 East, in East Bend Township and commonly known as United Prairie LLC at 3056 CR 950 East in Dewey.**

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

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