

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **September 15, 2016**
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 828-S-16 and Case 834-V-16:**

Petitioner: **Jonathan Hasselbring, Planning Director for the Champaign County Forest Preserve District**

Request: **Authorize as a Special Use as a “public park or recreational facility” those portions of the Kickapoo Rail Trail that are proposed to be in the unincorporated area only, and that shall connect to those portions of the Kickapoo Rail Trail that are proposed to be located inside the Village of St. Joseph and the City of Urbana, in the AG-1 and AG-2 Agriculture Zoning Districts and subject to the variance summarized below but fully described in the legal advertisement, on property that is commonly known as the inactive CSX railroad line located on the south side of U.S. Route 150 and that is described more fully in the legal advertisement but is summarized as follows:**

Part A Subject Property: A 13.2 acre tract in the AG-1 District in Sections 10 and 15 of St. Joseph Township and subject to a variance from parking requirements.

Part B Subject Property: An 11.6 acre tract in the AG-1 District in Sections 9 and 16 of St. Joseph Township and subject to a variance for setback of 65 feet in lieu of the minimum required 85 feet; a rear yard of 23 feet in lieu of the minimum required 25 feet, and from parking requirements.

Part C Subject Property: A 9.2 acre tract in the AG-1 District in Sections 8 and 17 of St. Joseph Township and subject to a variance for setback of 59 feet in lieu of the minimum required 85 feet; a front yard of 23 feet in lieu of the minimum required 25 feet; a rear yard of 23 feet in lieu of the minimum required 25 feet; and from parking requirements.

Part D Subject Property: A 12.4 acre tract in the AG-1 District in Sections 7 and 18 of St. Joseph Township and subject to a variance for setback of 61 feet in lieu of the minimum required 85 feet; and from parking requirements.

Part E Subject Property: A 12.1 acre tract in the AG-2 District in Section 12 and 13 of Urbana Township and subject to a variance for setback of 65 feet in lieu of the minimum required 85 feet; and from parking requirements.

Part F Subject Property: A 12.1 acre tract in the AG-2 District in Sections 11 and 14 of Urbana Township and subject to a variance for setback of 56 feet in lieu of the minimum required 85 feet; a front yard of 26 feet in lieu of the minimum required 35 feet, and from parking requirements.

Part G Subject Property: A 2.1 acre tract in the R-2 Residential District in Sections 10 and 15 of Urbana Township and subject to a variance for setback of 69 feet in lieu of the minimum required 85 feet; a front yard of 0 feet in lieu of the minimum required 35 feet, and from parking requirements.

Location: **Generally, 9 different tracts of land totaling 72.7 acres comprised of the various Parts described above and commonly known as the inactive CSX railroad line between the City of Urbana and the Village of St. Joseph and that shall connect to those portions of the Kickapoo Rail Trail that are proposed to be located inside the Village of St. Joseph and the City of Urbana, Illinois and more specifically described in the attached legal advertisement.**

CHAMPAIGN COUNTY PLANNING AND ZONING
NOTICE OF REGULAR MEETING
SEPTEMBER 15, 2016
PAGE 2

6. New Public Hearings

Case 845-AM-16 and *Case 826-S-16:

Petitioner: **Kevin Modglin and Jeff Swan and Jeff Dazey, d.b.a Advantage Trucking, LLC**

Case 845-AM-16:

Request: **Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence Zoning District to the B-4 General Business Zoning District in order to establish and operate the proposed Special Use in related Zoning Case 846-S-16.**

***Case 846-S-16: Request: Part A: Authorize multiple principal uses and buildings on the same lot consisting of a Truck Terminal, Contractor's Facility with Outdoor Storage and/or Operations, and 144 Self Storage Warehouse Units as a Special Use on land that is proposed to be rezoned to the B-4 General Business Zoning District from the current R-4 Multiple Family Residence Zoning District in related zoning case 845-AM-15 on the subject property described below.**

Part B: Authorize the following waiver to the standard conditions of the "Truck Terminal" special use as per Section 6.1.3 of the Zoning Ordinance: A separation distance of 55 feet in lieu of the minimum required 200 feet between any Truck Terminal and any adjacent residential district or residential use on the subject property described below.

Part C: Authorize the following waiver to the standard conditions of the "Truck Terminal" special use as per Section 6.1.3 of the Zoning Ordinance: No wire mesh fence surrounding the Truck Terminal in lieu of the minimum required 6 feet tall wire mesh fence on the subject property described below.

Location: **A 7.97 acre tract in Rantoul Township that is part of the Southwest Quarter of the Southwest Quarter of Section 15 and a part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and formerly known as the Cherry Orchard Apartments property with an address of 1512 CR 2700N, Rantoul.**

***Case 848-V-16 Petitioner: Lawrence Griest**

Request: **Authorize the following variance from the Champaign County Zoning Ordinance in the CR Conservation Recreation Zoning District:**

Part A: Authorize the use of an existing lot that does not abut and have access to either a public street right of way or a private accessway as required by Section 4.2.1.H of the Ordinance.

Part B: Authorize a variance for the use of an existing lot with an average lot width of 169 feet in lieu of the minimum required 200 feet required by Section 5.3 of the Ordinance.

Part C: Authorize the construction and use of an accessory structure with a side yard of 5 feet and arear yard of 5 feet in lieu of the minimum 10 feet side yard and the minimum 10 feet rear yard required by Section 7.2.1 of the Ordinance.

Location: **A 1.2 acre tract in the Southeast Quarter of the Southeast Quarter of Section 19, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, and commonly known as the residence with an address of 88A CR 2000N, Mahomet.**

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.**