

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 12, 2018**  
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 14, 2018)
5. Continued Public Hearings
6. New Public Hearings

*Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).*

**TIME : 7:00 P.M.**

**LOCATION: LYLE SHIELDS MEETING ROOM**

**\*Case 908-S-18** Petitioner: **Greg Allen, d.b.a. Prairie States Warehouse, Inc. via agent Tim Mohr**

Request: **Authorize the storage and dispensing of agricultural fertilizer as a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” facility as a Special Use in the AG-1 Agriculture Zoning District.**

Location: **A 7.46-acre part of an 88.03-acre tract in the Southeast Quarter of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township and commonly known as Prairie States Warehouse with an address of 1009 CR 2400E, Homer, Illinois.**

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**\*Case 909-S-18 and 910-V-18**

Petitioner: **Fred and Justin Einck d.b.a. Fred's Plumbing, Heating, Air Conditioning and Electric, Inc.**

**Case 909-S-18** Request: **Authorize a Contractor's Facility with Outdoor Storage and Outdoor Operations as a Special Use in the AG-1 Agriculture Zoning District, subject to the variance requested in related Case 910-V-18.**

**Case 910-V-18** Request: **Part A. Authorize a variance for 0 loading berths in lieu of the minimum required 2 loading berths for commercial and industrial uses in the AG-1 Agriculture Zoning District, per section 7.4.2 D. of the Champaign County Zoning Ordinance, subject to the request for Special Use Permit approval in related Case 909-S-18.**

**Part B. Authorize a variance from the Champaign County Stormwater Management and Erosion Control Ordinance, which requires a Stormwater Drainage Plan and review for more than one acre of impervious area on a lot that is 2 acres in area.**

Location: **A 2 acre tract that is Lot 1 of the Final Plat of Eichhorst Subdivision approved by the Champaign County Board on March 27, 2018, in the Southwest Quarter of the Southwest Quarter of Section 18 of Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and commonly known as a part of the farm field east of the Illinois Department of Transportation maintenance facility located at 160 East Leverett Road, Champaign.**

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.**