

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **February 27, 2020**
Time: **6:30 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 Avenue
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: January 16, 2020
5. Continued Public Hearings
6. New Public Hearings

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

- *Case 967-S-19** Petitioner: **Bruce and Brody Block, d.b.a., Block Field Tiling, LLC**
Request: **Authorize a Contractor's Facility with Outdoor Storage and Outdoor Operations as a Special Use in the AG-1 Agriculture Zoning District.**
Location: **A 35-acre tract in the South Half of the Southeast Quarter of Section 7, Township 17 North, Range 11 East of the Third Principal Meridian in Ayers Township with an address of 2460 CR 400N, Broadlands.**
- Case 972-AT-20** Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance as follows:**
- A. Add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.**
 - B. Add requirements to authorize adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population as follows:**
 - 1. Authorize adult-use cannabis Dispensing Organization by right in the B-4 Zoning District subject to specified conditions.**
 - 2. Authorize adult-use cannabis Infuser Organization by right in the I-2 Zoning District subject to specified conditions.**
 - 3. Authorize adult-use cannabis Processing Organization by right in the I-2 Zoning District subject to specified conditions.**
 - 4. Authorize adult-use cannabis Transporting Organization by right in the B-3 and B-4 Zoning Districts subject to specified conditions or as a Special Use Permit in the AG-2 Zoning District subject to conditions or as a home occupation in any zoning district subject to specified conditions.**

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Case 972-AT-20 cont:

5. Authorize adult-use cannabis Cultivation Center by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.
6. Authorize adult-use cannabis Craft Grower by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

Case 973-AT-20 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

- A. Add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.
- B. Add requirements to authorize the following adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population as follows:
 1. Authorize adult-use cannabis Dispensing Organization by right in the B-4 Zoning District subject to specified conditions.
 2. Authorize adult-use cannabis Infuser Organization by right in the I-2 Zoning District subject to specified conditions.
 3. Authorize adult-use cannabis Processing Organization by right in the I-2 Zoning District subject to specified conditions.
- C. Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population, as follows:
 1. Authorize adult-use cannabis Transporting Organization by right in the B-3 and B-4 Zoning Districts or as a County Board approved Special Use Permit in the AG-2 Zoning District subject to conditions or as a home Occupation in any zoning district subject to specified conditions.
 2. Authorize adult-use cannabis Cultivation Center by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.
 3. Authorize adult-use cannabis Craft Grower by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

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
