

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **October 15, 2020**
Time: **6:30 P.M.**
Place: **ZOOM MEETING**
~~Lyle Shields Meeting Room~~
~~Brookens Administrative Center~~
~~1776 E. Washington Street~~
~~Urbana, IL 61802~~

All public testimony during the meeting will only be received via ZOOM. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting.

If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.

ZOOM MEETING INFORMATION:

Time: Oct 15, 2020 06:30 PM Central Time
(US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/86949228197>

Meeting ID: 869 4922 8197

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AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes: *July 16, 2020 & August 27, 2020*
5. Continued Public Hearings
6. New Public Hearings

***Cases 980-S-20 and 981-V-20**

Petitioners: **Greg Allen, d.b.a. Prairie States Warehouse, via agent Tim Mohr**

Request: **Case 980-S-20***

Authorize the construction and use of a facility for storage and dispensing of agricultural fertilizer as a "Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer" Special Use in the AG-1 Agriculture Zoning District, subject to approval of the variance in related Case 981-V-20.

Case 981-V-20*

Authorize the following variance on the Special Use Permit requested in related Zoning Case 980-S-20:

Part A: Authorize a variance for the creation of a 5-acre lot, in lieu of the maximum allowed 3 acres for lots with soils that are best prime farmland, per Section 5.3 of the Champaign County Zoning Ordinance.

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

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Cases 980-S-20 and 981-V-20 continued

Part B: Authorize the construction of a storm water detention basin with a setback of 33 feet from the centerline of CR 2500N (County Highway 11) in lieu of the minimum required setback of 75 feet, and a front yard of 3 feet in lieu of the minimum required 30 feet, per Section 5.3 of the Zoning Ordinance.

Part C: Authorize the construction of a storm water detention basin with a setback of 35 feet from the centerline of CR 2000E in lieu of the minimum required setback of 55 feet, and a front yard of 9 feet in lieu of the minimum required 25 feet, per Section 5.3 of the Zoning Ordinance.

Location: **A newly created 5-acre lot that was part of an existing 15-acre lot on the Southeast Corner of the Southeast Quarter of Section 29, Township 21 North, Range 10 East of the Third Principal Meridian in Rantoul Township, and commonly known as vacant land on the Northwest corner of the intersection of CR 2000E and CR 2500N (County Highway 11).**

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.