

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **January 28, 2021**
Time: **6:30 P.M.**
Place: **ZOOM MEETING**
Putman Meeting Room (for Board and staff only)
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 4:00 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:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87605186051?pwd=Q2RhNy9EVk5QOEITSEVNaE9TNnUrdz09>

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Webinar ID: 876 0518 6051

AGENDA

1. Call to Order
 2. Roll Call and Declaration of Quorum
 3. Correspondence
 4. Approval of Minutes
 5. Continued Public Hearings
 6. New Public Hearings
- * **Cases 995-S-20 and 996-V-20**

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

Petitioners: **Adam & Jodi Kimball**

Request: **Case 995-S-20***

Authorize multiple principal structures on the same lot consisting of self-storage warehouses previously authorized in Cases 977-S-20 and 979-V-20 and a sign structure with four off-premises freestanding advertising signs as a Special Use in the B-3 Highway Business Zoning District, subject to approval of the variances requested in related Case 996-V-20.

Case 996-V-20*

Authorize the following variances for the Special Use Permit requested in related Zoning Case 995-S-20 for proposed off-premises signs in the B-3 Highway Business Zoning District, per Section 7.3.5 of the Zoning Ordinance:

<over>

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Case 996-V-20 continued

Part A: A variance for four off-premises freestanding advertising signs on one sign structure on one frontage that total 1,152 square feet in sign face area in lieu of the maximum allowed one off-premises sign per frontage that totals 300 square feet in sign face area.

Part B: A variance for four off-premises freestanding advertising signs on one sign structure with a maximum height of 37 feet in lieu of the maximum allowed 30 feet.

Part C: A variance for four off-premises freestanding advertising signs on one sign structure in addition to an on-premises sign along the same IL Route 47 frontage, in lieu of the maximum allowed one sign per frontage.

Part D: A variance for four off-premises freestanding advertising signs on one sign structure with a setback of 64 feet from the street centerline of IL Route 47 and a front yard of 23 feet, in lieu of the minimum required setback of 85 feet and front yard of 35 feet along a State highway.

Location: A 3.36-acre tract in the South Half of the Northeast Quarter of Section 9, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township, and commonly known as the tract just east of the residence with an address of 285 CR 1675N, Seymour.

***Case 997-S-21** **Petitioners:** TAG Warehouse LLC – Series Atkins 150 Warehouse, owned by T.A.G., LLC, which is owned by the Northern Trust Company and Susan A. Atkins as Trustees of Marital Trust A under the Clinton C. Atkins Marital Trusts dated the 23rd day of December, 2014, with officers Spencer Atkins, CEO; Mark Dixon, President; Rick Klopffleisch, CFO; Jane Solon, Vice-President; and John Martinie, Vice President; via agent Mark Dixon

Request: Authorize multiple principal structures consisting of two existing warehouses and an existing railroad siding and terminal in the I-1 Light Industry Zoning District.

Location: A 62.16-acre parcel of land located in part of the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 3, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, and commonly known as Atkins 150 Warehouse with an address of 2309 W Bloomington Rd, 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

*Administrative Hearing. Cross Examination allowed.