

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, July 15, 2021**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room**  
**Brookens Administrative Center**  
**1776 E. Washington Street**  
**Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Please wear a mask if you are not vaccinated. 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](mailto: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.*

### AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes – *May 27, 2021*
5. Continued Public Hearings

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

**\*Cases 995-S-20 and 996-V-20**

Petitioner: **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 two 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:**

**Part A: A variance for two off-premises freestanding advertising signs on one sign structure on one frontage that total 300 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 two off-premises freestanding advertising signs on one sign structure with a setback of 71 feet from the street centerline of IL Route 47 and a front yard of 22 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.**

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6. New Public Hearings

**\*Cases 012-S-21 & 017-V-21**

Petitioner: **Robert R. Smith II, via agent Steve Frank**

Request: **Case 012-S-21**

**Authorize a Special Use Permit for multiple principal structures consisting of an existing office, two existing warehouses, an existing multi-tenant building, and a proposed multi-tenant building in the I-1 Light Industry Zoning District, subject to the variance in related Zoning Case 017-V-21.**

**Case 017-V-21**

**Authorize the following Variance for the Special Use Permit requested in related Zoning Case 012-S-21:**

**Authorize two principal structures with 8 feet of open space between them, in lieu of the minimum required 40 feet of open space in the I-1 Light Industry Zoning District, per Section 4.2.1 F.2.d of the Zoning Ordinance.**

Location: **Two tracts of land comprising 15.2 acres located in the Northeast Corner of the South Half of the Southwest Quarter of Section 29, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township, and commonly known as the TSI/Commercial Flooring Warehouse with an address of 3611 North Staley Road, Champaign.**

**\*Case 013-V-21** Petitioner: **Michael Royse, via agent Collin Carlier**

Request: **Authorize the following variance in the R-1 Single Family Residence Zoning District:**

**Part A: Authorize a variance for an existing residence and proposed additions to have a lot coverage of 42% in lieu of the maximum allowed 30%, per Section 5.3 of the Zoning Ordinance.**

**Part B: Authorize a variance for an existing non-conforming residence with a side yard of 7 feet 7 and one-half inches in lieu of the minimum required 8 feet, per Section 5.3, Footnote 8 of the Zoning Ordinance.**

Location: **Lot 38 of Maynard Lake 1st Subdivision in Section 21, Champaign Township, and commonly known as the residence with an address of 1926 Maynard Drive, 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.