

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **June 27, 2013**
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
5. Continued Public Hearings
6. New Public Hearings

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

***Case 749-V-13** Petitioner: **Sangamon Valley Public Water District with Kerry Gifford, General Manager**

Request: **Authorize a County Board Variance from Subsection 13.2.1A.4 that requires construction or use to comply with the SUBDIVISION regulations of a municipality when the requirement for annexation to that municipality is pursuant to or is a requirement for plat approval by that municipality, for a proposed expansion of a water treatment plant and related facilities that are owned and operated by a predominately rural water district in the AG-2 District.**

Location: **An approximately 3.6 acre tract located in the South Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 12 of Mahomet Township and commonly known as the Sangamon Valley Public Water District treatment plant at 709 North Prairieview Road, Mahomet.**

***Case 752-S-13** Petitioner: **Premier Cooperative Incorporated with board members Art Farley, Joseph Kuntz, Bill Stierwalt, Kim Jolley, Kenneth Heiser, Stephen Hettinger, Roger Miller, Pat Feeney, Jim Kleiss, Douglas Hansens, John G. Murray, Dwight Huffstutler, Maury Busboom, and corporate officers Roger Miller, Jeff Breen, James Deters**

Request: **Authorize the following as a Special Use in the I-1 Light Industry Zoning District:**

Part A. Authorize multiple principal uses and buildings on the same lot for bulk fuel storage, fertilizer sales and storage, and grain elevator operations and storage.

Part B. Authorize bulk fuel storage as “Gasoline and Volatile Oils Storage of greater than 80,000 gallons but no more than 175,000 gallon capacity in the Aggregate” as a special use with a waiver of the standard condition for a minimum lot size of 5 acres.

Part C. Authorize the replacement of an existing nonconforming grain elevator that is 120 feet in height.

Part D. Authorize the construction and use of two grain dryers that are 120 feet in height.

Part E. Authorize the construction and use of a grain elevator with a wet grain leg that is 185 feet in height and a dry grain leg that is 185 feet in height.

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***Case 752-S-13 cont:**

Location: **A 57.98 acre tract of land located in the Northeast Quarter of the Northwest Quarter of Section 34 of Tolono Township and in the North One-Half of the Northeast Quarter of Section 34 of Tolono Township and commonly known as the United Prairie Fertilizer sales and storage facility and the Premier Cooperative grain elevator at 949 CR 700N, Tolono.**

***Case 753-V-13** Petitioner: **Wachstetter Farms, Inc, with owners Norman Wachstetter and Mike Wachstetter**

Request: **Authorize the following in the I-1 Light Industry Zoning District:**
Part A. Variance for a front setback from Second Street of 32 feet in lieu of the minimum required 75 feet for a proposed grain bin.
Part B. Variance for a front setback from Second Street of 39 feet in lieu of the minimum required 75 feet for an existing nonconforming grain bin.
Part C. Variance for a front setback from Ferguson Street of 28 feet in lieu of the minimum required 55 feet for an existing nonconforming building.

Location: **Lots 1, 2, 3, 4, 5, 6, and B of Block 3 of the Original Town of Foosland in the Southeast Quarter of Section 17 of Brown Township and commonly known as the Wachstetter grain elevator at 200 Main Street, Foosland.**

Case 757-AT-13 Petitioner: **Champaign County Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**
Part A. Adopt an updated Flood Insurance Study with an effective date of October 2, 2013.
Part B. Adopt updated Digital Flood Insurance Rate Maps (DFIRM) for Champaign County, Illinois with an effective date of October 2, 2013. The new maps can be viewed at www.illinoisfloodmaps.org
Part C. Adopt a new Special Flood Hazard Area Ordinance based on the minimum requirements of the National Flood Insurance Program (NFIP) and the State of Illinois.

7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. Cancellation of September 12, 2013, meeting
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**