

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **November 12, 2020**
Time: **6:00 P.M. – NOTE EARLIER START TIME**
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:

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/89459863856?pwd=QUdGSIByUjRidGRPOW13TGdObkxpUT09>

Passcode: 856058

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Webinar ID: 894 5986 3856

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

***Case 982-V-20** Petitioners: **Douglas & Lynda Watterson**

Request: **Authorize a variance for the construction and use of a proposed detached garage with a setback of 47 feet from the centerline of CR 3050N in lieu of the minimum required setback of 55 feet, and a front yard of 0 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Zoning Ordinance**

Location: **A 1.55-acre tract in the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 31, Township 22 North, Range 7 East of the Third Principal Meridian in Brown Township, and commonly known as the residence at 6 County Road 3050N, Foolsland.**

6. New Public Hearings

***Cases 984-S-20 & 990-V-20**

Petitioners: **Ehler Bros. Co., represented by Dustin Ehler**

Request: **Case 984-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.

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

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CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
NOVEMBER 12, 2020

Page 2

Case 990-V-20*

Authorize a variance from the Champaign County Storm Water Management and Erosion Control Ordinance, which requires a Storm Water Drainage Plan and review for more than one acre of impervious area within a rectangular area of 90,000 square feet with a minimum dimension of 150 feet, for the Special Use Permit area requested in related Zoning Case 980-S-20.

Location: Part of a 158.3 acre tract in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 27, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township, and commonly known as the existing Ehler Bros. facility on the north side of CR 2500N (County Highway 11), with an address of 1502 CR 2500N, Thomasboro.

***Case 986-V-20** Petitioners: Ehler Bros. Co., represented by Dustin Ehler

Request: Authorize a variance for an average lot width of 150 feet in lieu of the minimum required 200 feet average lot width in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.

Location: A 2.11 acre tract of land located in the Northeast corner of the Northeast Quarter of Section 33, Township 21N Range 9E in Rantoul Township and commonly known as the Ehler Bros. Co. facility on the south side of CR 2500N (County Highway 11), with an address of 1496 CR 2500N, Thomasboro.

***Case 985-V-20** Petitioners: Herbert Osterbur, via agent Mitch Osterbur

Request: Authorize the following Variance in the AG-1 Agriculture Zoning District:

Variance for a lot area of 0.83 acre with a net lot area of 0.67 acre (excluding road right-of-way) in lieu of the minimum required 1 acre, and an average lot width of 165 feet in lieu of the minimum required 200 feet, per Section 5.3 of the Zoning Ordinance.

Location: A 0.83-acre vacant lot in the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 22, Township 20 North, Range 10 East of the Third Principal Meridian in Stanton Township, approximately 400 feet south of the residence with an address of 2061 CR 2200 E, St. Joseph.

***Cases 987-S-20 & 988-V-20**

Petitioner: Danny Sage

Request: **Case 987-S-20***

Authorize the construction and use of up to 5 Self-Storage Warehouse Units providing heat and utilities to individual units as a Special Use on land in the B-3 Highway Business Zoning District and subject to the variances requested in related Case 988-V-20.

Case 988-V-20*

Authorize the following variance in the B-3 Highway Business Zoning District, subject to approval of the Special Use Permit in related Case 987-S-20:

<continues on Page 3>

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
NOVEMBER 12, 2020

Page 3

Case 988-V-20 *continued from Page 2:*

Part A: Authorize a variance for an existing structure with a front yard of at least 21 feet along CR 1450E (S. Church St.) in lieu of the minimum required 25 feet, per Section 5.3 of the Zoning Ordinance; and

Part B: Authorize a variance for an addition to an existing structure with a setback of 35 feet from the street centerline of CR 1450E (S. Church St.) and with a front yard of 15 feet, in lieu of the minimum required 55 feet setback and 25 feet front yard, per Section 5.3 of the Zoning Ordinance; and

Part C: Authorize a variance for an addition to an existing structure with a front yard of 10 feet along the US 45 right-of-way, in lieu of the minimum required 35 feet, per Section 5.3 of the Zoning Ordinance; and

Part D: Authorize a variance for allowing parking within 10 feet of the front lot line along CR 1450E (S. Church St.), in lieu of not allowing parking within 10 feet of the front lot line, per Section 7.4.1 of the Zoning Ordinance.

Location: A 1.47-acre tract in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 33, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township, with an address of 1446 CR 2400N, Thomasboro.

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.