

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **April 29, 2021**
Time: **6:30 P.M.**
Place: **ZOOM MEETING**
Lyle Shields 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/86561457993?pwd=WVFnMlJSZk8wSU9HbFZoUC8rL3N4Zz09>

Webinar ID: 865 6145 7993
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Or iPhone one-tap, dial:

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AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes – *March 11, 2021*
5. Continued Public Hearings
6. New Public Hearings

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

- *Case 004-S-21** Petitioners: **Brandon Moore, Stephen Dahl, and Brad Bengtson, d.b.a. Sandpiper Holdings LLC**
- Request: **Authorize the construction and use of up to 170,260 square feet of Self-Storage Warehouse Units of various sizes including 45,300 square feet of Self-Storage Warehouse Units with climate control and 124,960 square feet of non-climate controlled Self-Storage Warehouse Units as a Special Use on land in the B-3 Highway Business Zoning District.**
- Location: **An 11.2-acre tract of land located in the Southwest Quarter of the Southeast Quarter of Section 9, Township 18 North, Range 8 East of the Third Principal Meridian in Tolono Township, and commonly known as the former gas station with an address of 872 CR1000N (County Highway 18), Champaign.**
- *Case 005-V-21** Petitioner: **Steven Jacobs**
- Request: **Authorize a variance for a 10.907-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

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Case 005-V-21 *continued*

Location: **A 10.907-acre tract in the West Half of the Southeast Quarter of Section 7, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, commonly known as the farmstead with an address of 5508 West Springfield Avenue, 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.