

CASE 180-V-25

PRELIMINARY MEMORANDUM

November 6, 2025

Petitioner: **Brennon & Carlee Breymeyer, Judith Ideus-Park**

Request: **Authorize a variance for a proposed 3.44-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.**

Location: **A proposed 3.44-acre tract in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 21 North, Range 10 East of the Third Principal Meridian in Rantoul Township, with an address of 1985 CR 2900 N, Rantoul.**

Site Area: **3.44 acres**

Time Schedule for Development: **Currently in use**

Prepared by: **Charlie Campo, Senior Planner**
John Hall, Zoning Administrator

BACKGROUND

The petitioners Brennon & Carlee Breymeyer own the 2.63-acre lot that contains a single-family residence, a detached garage, a grain bin. Judith Ideus-Park owns the surrounding 87-acre farm tract. A solar array is under construction on the grassed area of the surrounding farmland that is south of the property. The petitioner would like to acquire an additional .81 acres of property from the surrounding farm ground and combine it with the 2.63-acre lot. This would expand the lot to encompass the solar array and all of the existing grassed area to the south and east. The proposed 3.44-acre lot is on Best Prime Farmland, which has a 3-acre maximum per the Zoning Ordinance. No land is proposed to be taken out of production.

The P&Z Department has not received any comments regarding the proposed variance, and staff does not propose any special conditions of approval.

EXTRATERRITORIAL JURISDICTION

The subject property is not located within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning.

The subject property is located within Rantoul Township, which has a Plan Commission. Townships with Plan Commissions have protest rights on a variance and receive notification of such cases.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning Summary

Direction	Land Use	Zoning
Onsite	Residential	AG-1 Agriculture
North	Agricultural	AG-1 Agriculture

East	Agriculture	AG-1 Agriculture
West	Agriculture	AG-1 Agriculture
South	Agriculture	AG-1 Agriculture

SPECIAL CONDITIONS

No special conditions are proposed.

ATTACHMENTS

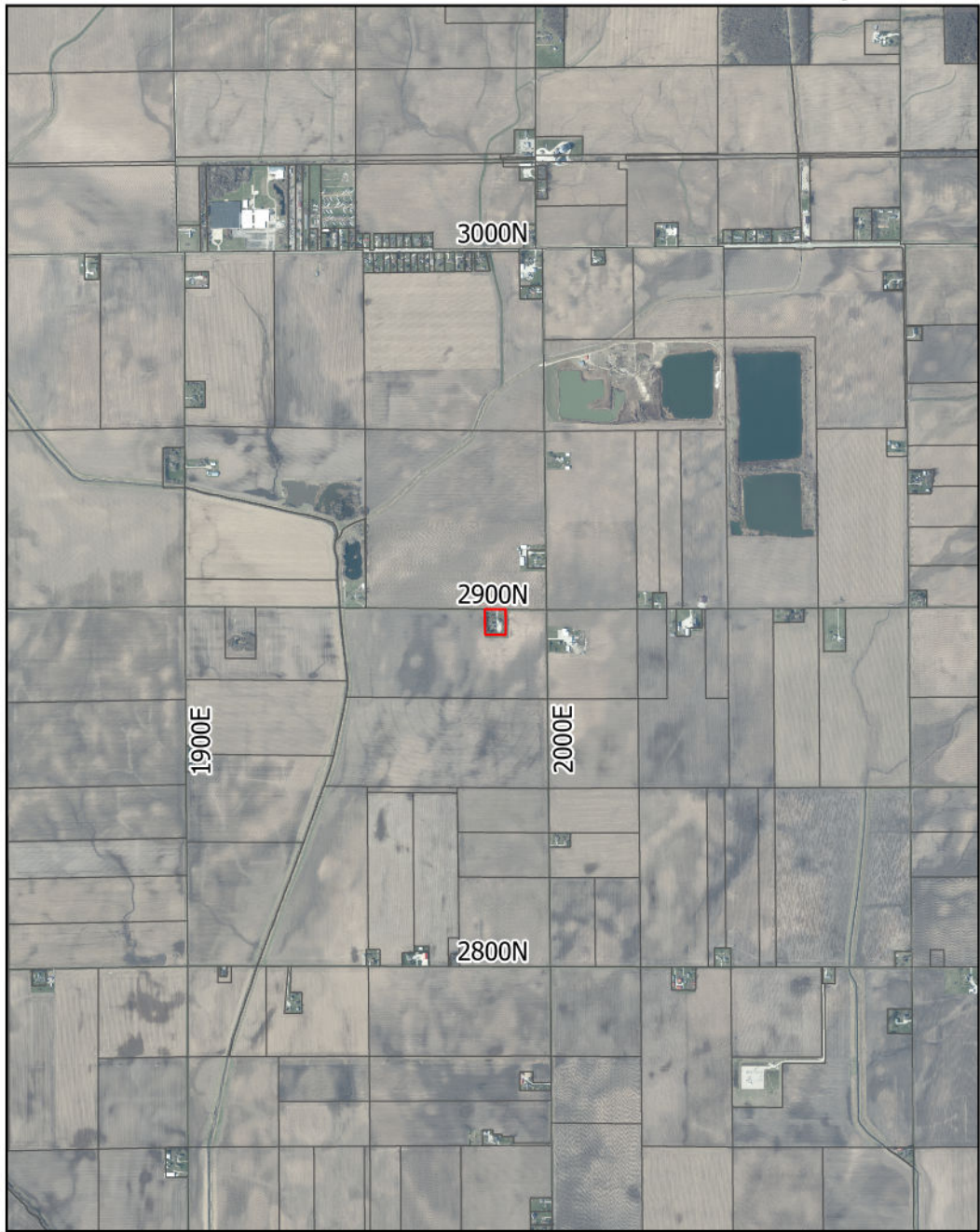
- A Case Maps (Location, Land Use, Zoning)
- B Site Plan for ZUPA 252-25-01 received September 9, 2025
- C Draft Plat of Survey received October 10, 2025
- D 2023 Annotated Aerial Photo
- E 1973 Aerial Photo
- F Soils Map
- G Site Images taken October 30, 2025
- H Draft Summary of Evidence, Summary Draft Finding of Fact, and Final Determination for Case 180-V-25 dated November 13, 2025

Location Map

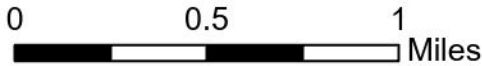
Case 180-V-25

November 13, 2025

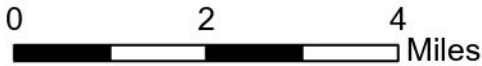
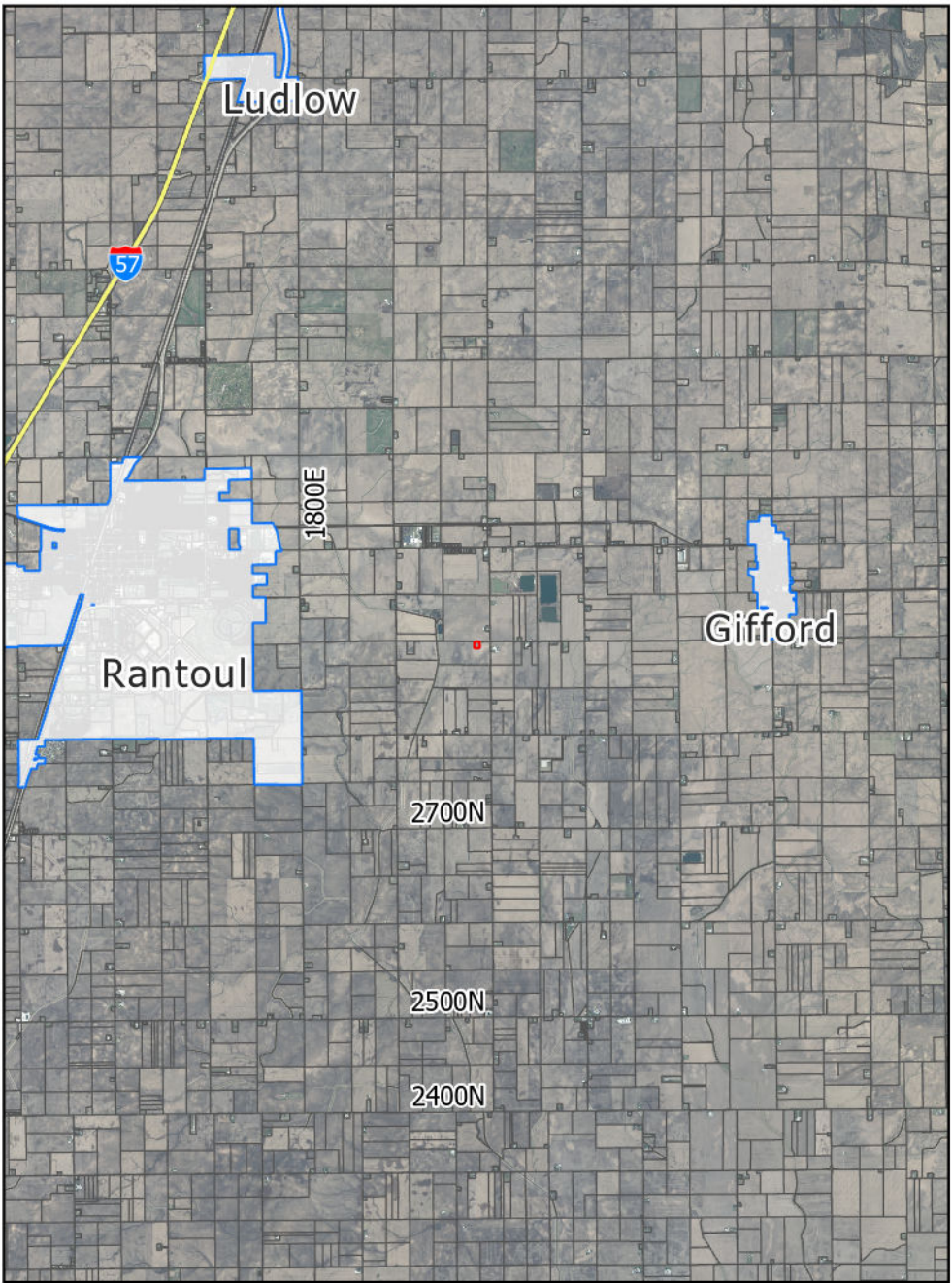
Subject Parcel



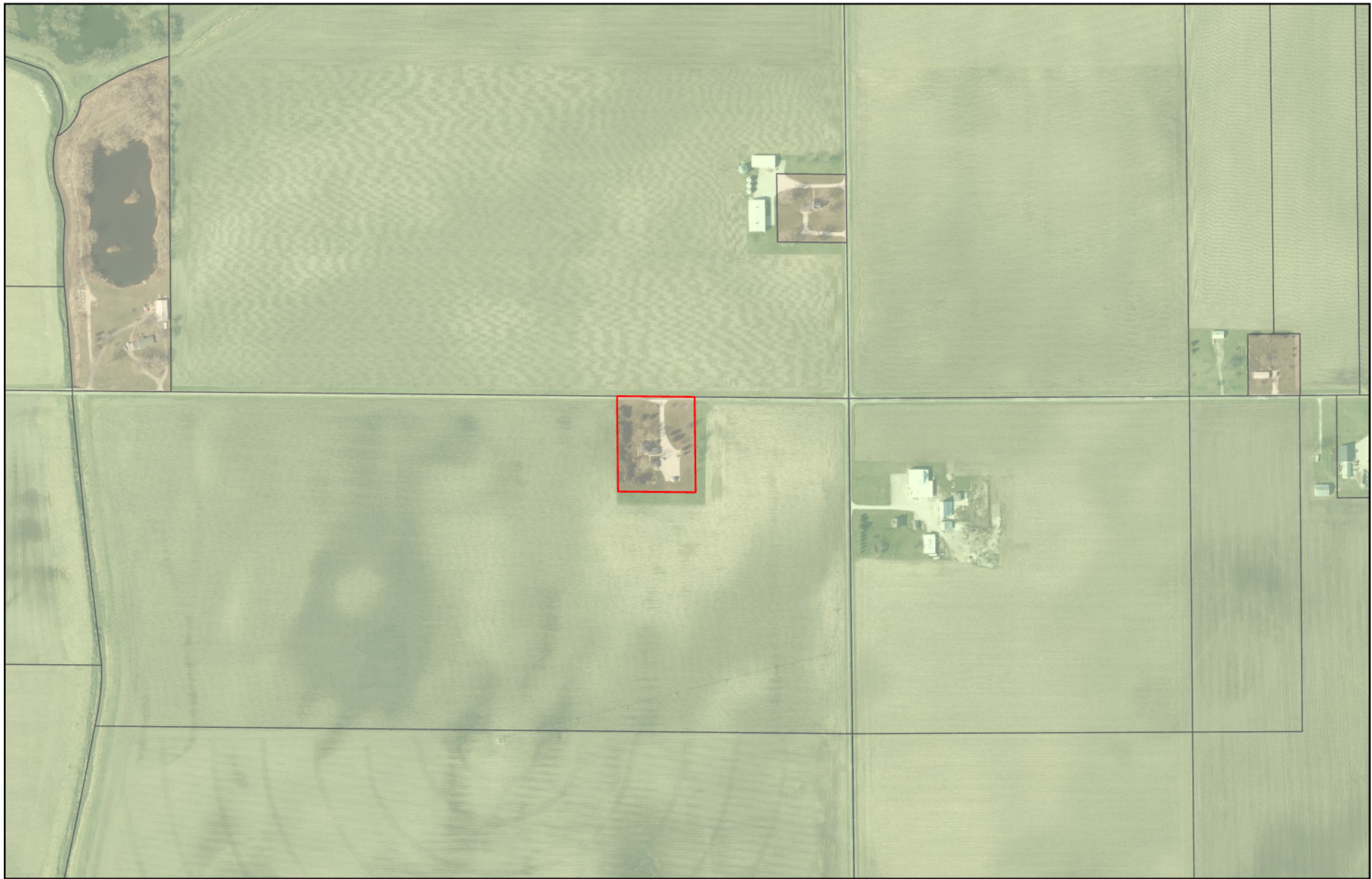
 Subject Parcel



Property location in Champaign County



Land Use Map
Case 180-V-25
November 13, 2025



Subject Parcel

Residential

Agriculture

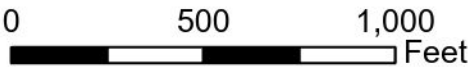
05001,000

Feet

PLANNING & ZONING



 Subject Parcel
 AG-1 Agriculture



RECEIVED

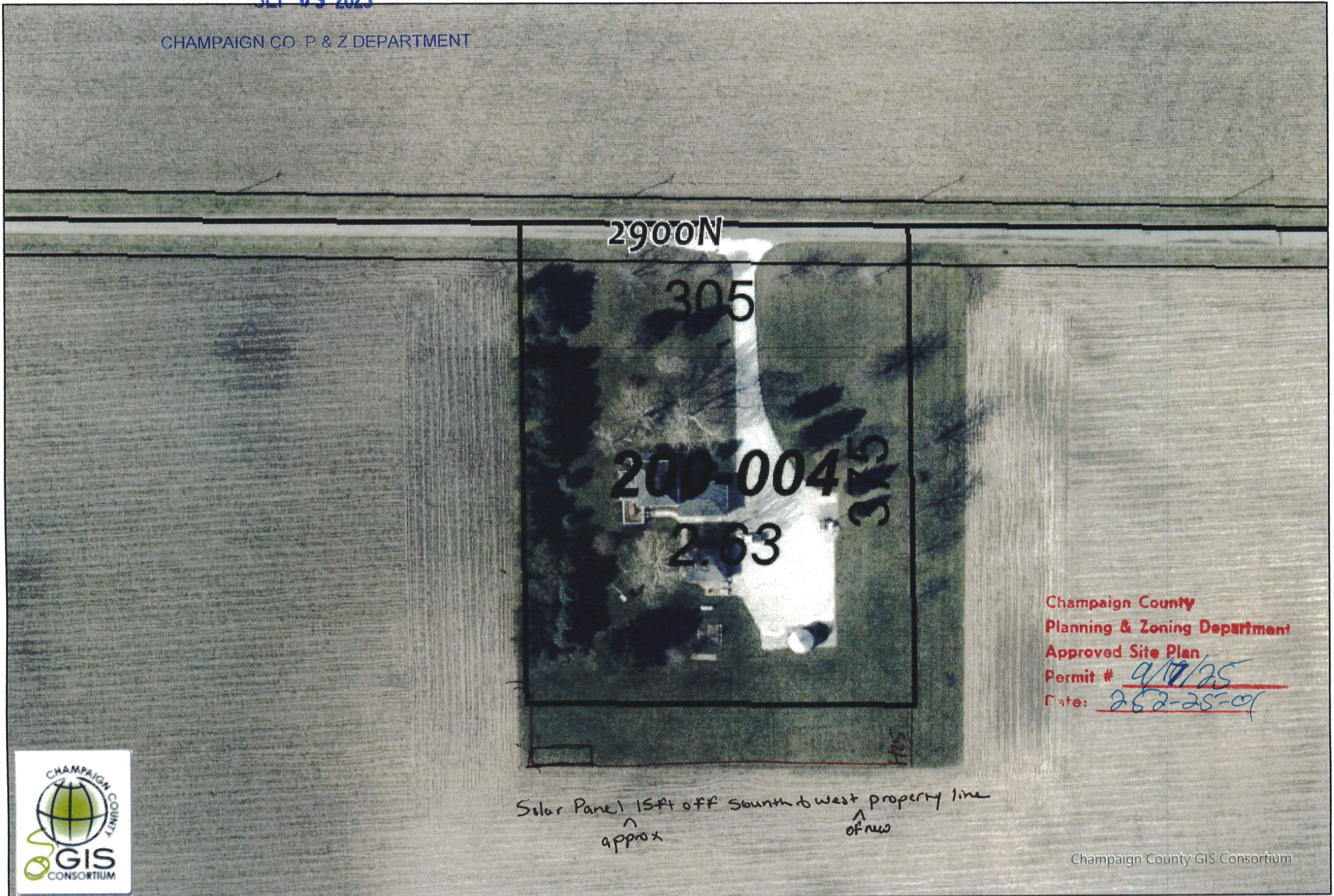
SEP 09 2025

1:100

2. PG Aerial

*Detached 10' side
10' rear*

CHAMPAIGN CO. P & Z DEPARTMENT



0.01

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This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

Champaign County GIS Consortium



(C. Breymeyer)
Project No. 0169-25
P.C.S. File No. 25

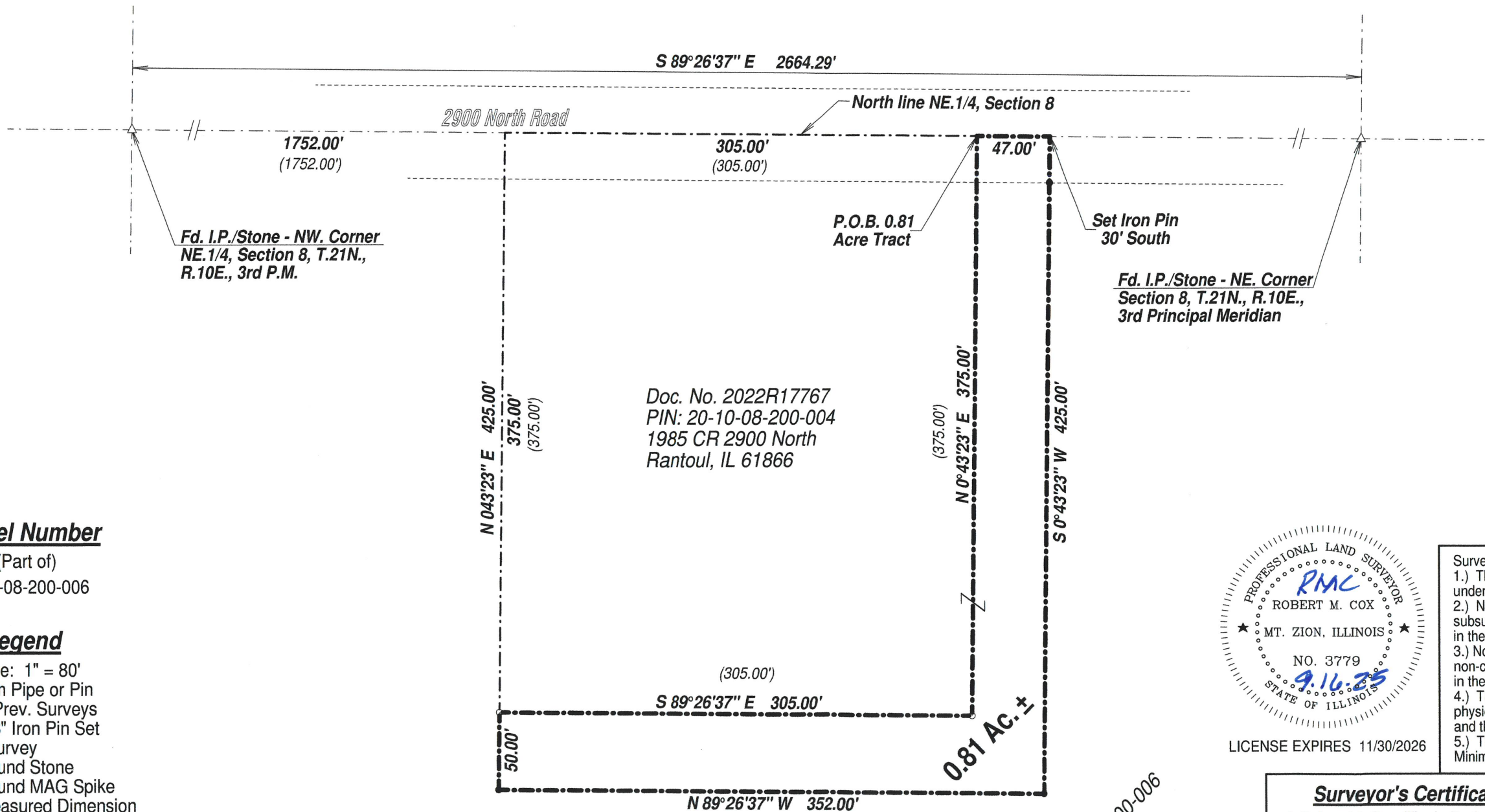
Survey Solutions, LLC

111 EAST ASHLAND AVENUE
MT. ZION, IL 62549 217.521.0612

• ALTA Surveys Boundary Surveys
• Construction Staking Subdivisions
Illinois Professional Design Firm # 184005964

PLAT OF SURVEY

That part of the Northeast 1/4 of Section 8, Township 21 North, Range 10 East of the Third Principal Meridian, Champaign County, Illinois, described as follows: commencing at an existing iron pin over a stone marking the Northwest corner of the Northeast 1/4, of said Section 8; thence S.89°26'37"E.-2057.00 feet along the North line of the Northeast 1/4, of said Section 8 to the point of beginning; thence continuing S.89°26'37"E.-47.00 feet along said North line; thence S.0°43'23"W.-425.00 feet to an iron pin set; thence N.89°26'37"W.-352.00 feet to an iron pin set; thence N.0°43'23"E.-50.00 feet to an existing iron pin; thence S.89°26'37"E.-305.00 feet to an existing iron pin; thence N.0°43'23"E.-375.00 feet to the point of beginning, containing 0.81 acre, more or less.



Doc. No. 2022R17767
PIN: 20-10-08-200-004
1985 CR 2900 North
Rantoul, IL 61866

RECEIVED

OCT 10 2025

CHAMPAIGN CO. P & Z DEPARTMENT

Parcel Number

(Part of)
20-10-08-200-006

Legend

Scale: 1" = 80'

○ = Iron Pipe or Pin

From Prev. Surveys

● = 5/8" Iron Pin Set

This Survey

■ = Found Stone

⊗ = Found MAG Spike

100.00' = Measured Dimension

(100.00') = Record Dimension

Bearings are based on the Illinois State
Plane Coordinate System - East Zone.

0 80 160

Scale in Feet



LICENSE EXPIRES 11/30/2026

Survey Notes:

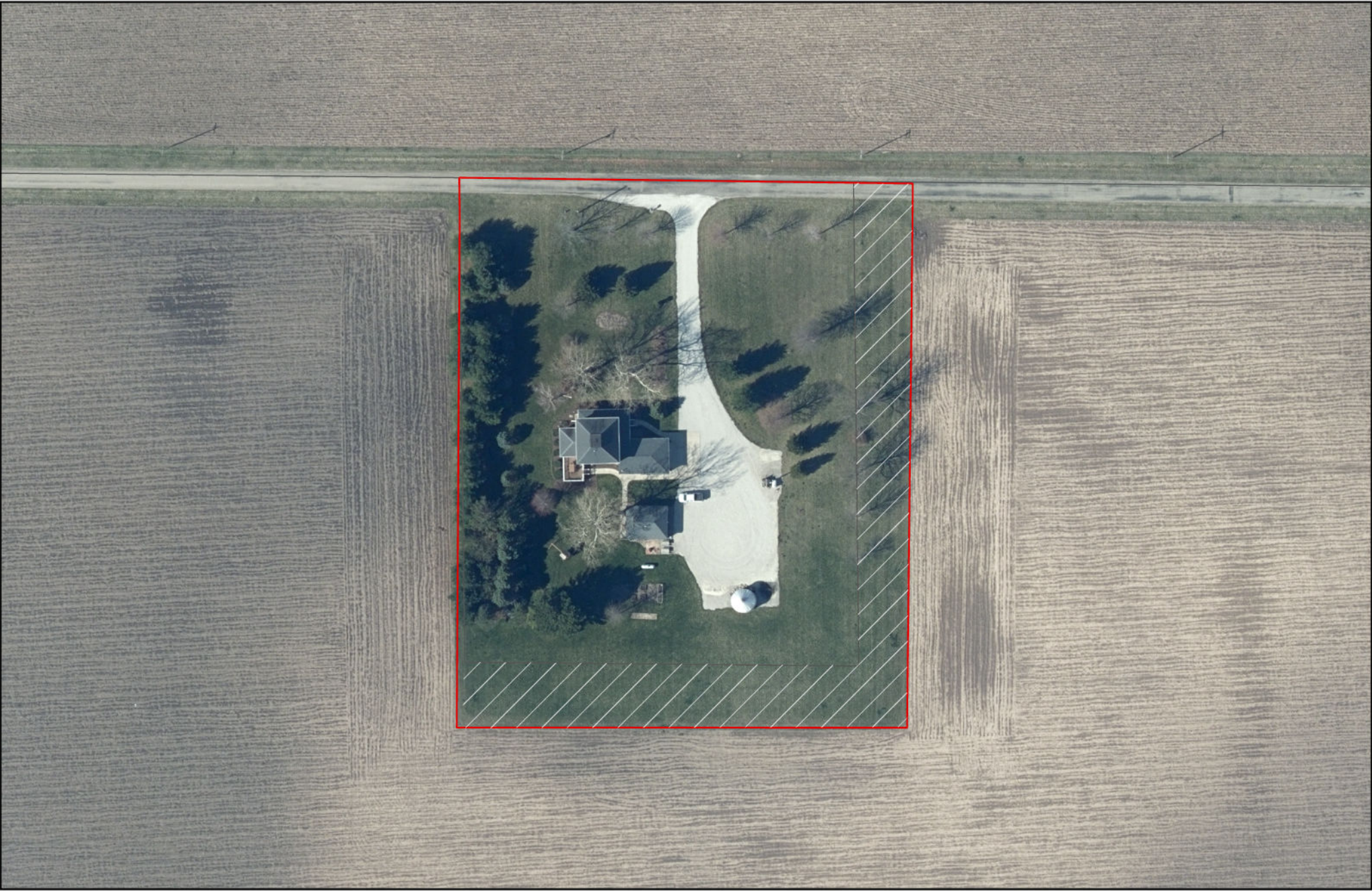
- 1.) The field and office procedures were performed by me, or under my direct supervision in the month of September 2025.
- 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
- 3.) No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any, in the course of this survey.
- 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 8 and the surrounding Sections.
- 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed in the month of September 2025, in accordance with state statutes governing survey work in the State of Illinois.

September 16, 2025

Robert M. Cox
IL. Professional Land Surveyor No. 3779
(License Expires November 30, 2026)



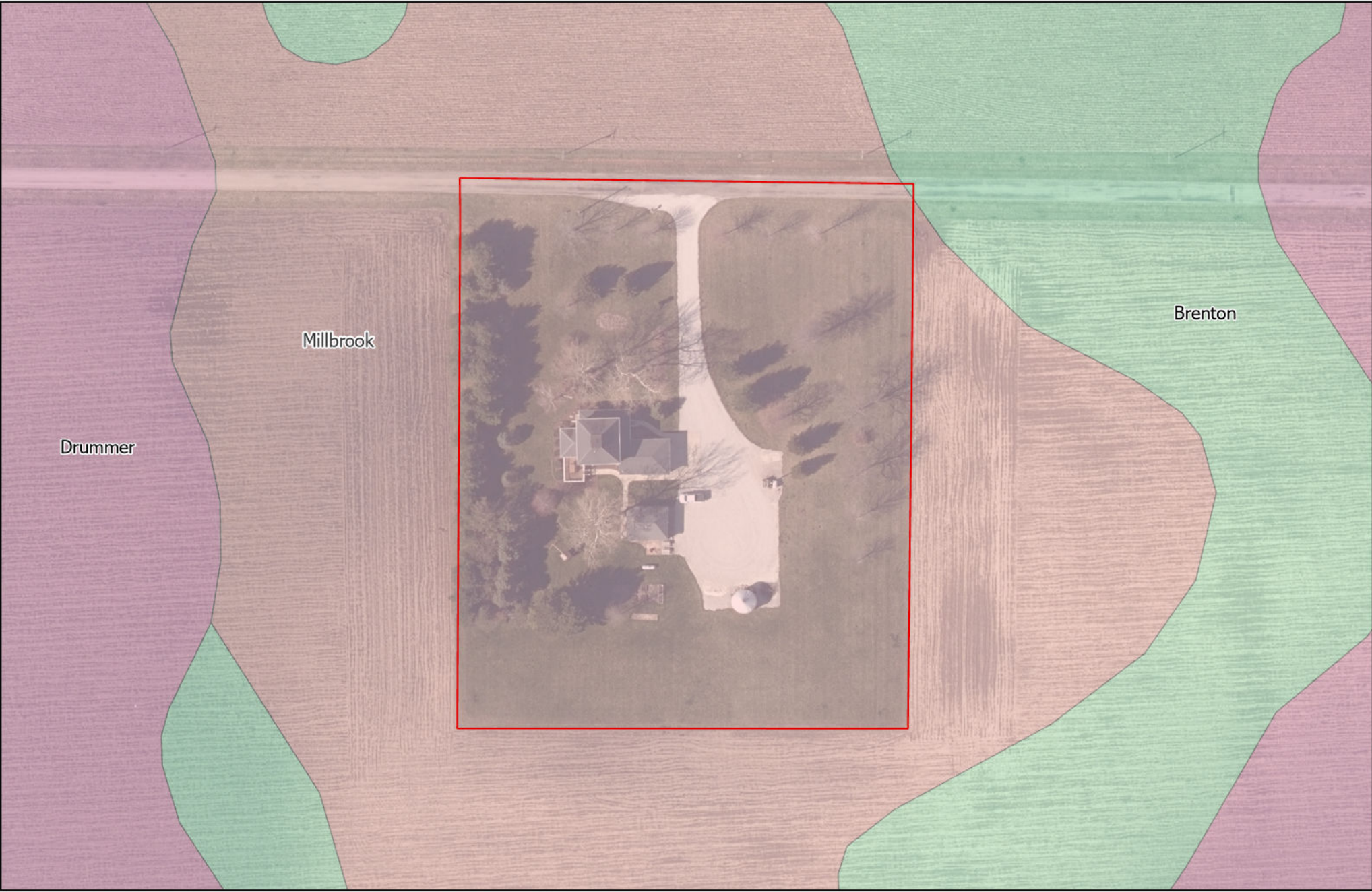
 Proposed 3.44-acre parcel  Proposed additional 0.81-acres





 Proposed 3.44-acre parcel





 Proposed 3.44-acre parcel *All soils depicted are Best Prime Farmland



180-V-25 Site Images



From CR 2900N looking southwest toward subject property



From CR 2900N looking southwest toward east property line of subject property

180-V-25 Site Images



From CR 2900N looking east



From CR 2900N looking south to subject property

PRELIMINARY DRAFT

180-V-25

**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION
of the
Champaign County Zoning Board of Appeals**

Final Determination: ***{GRANTED/GRANTED WITH SPECIAL CONDITION(S)/DENIED}***

Date: ***{November 13, 2025}***

Petitioner: **Brennon & Carlee Breymeyer, Judith Ideus-Park**

Request: **Authorize a variance for a proposed 3.44-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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SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **November 13, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioners Brennon & Carlee Breymeyer, 1985 CR 2900N Rantoul, are the owners of the 2.63-acre property. Judith Ideus-Park own the farmland surrounding the 2.63 acre lot. The property is located in the Northeast quarter of the Northeast quarter of Section 8, Township 21 North, Range 10 East of the Third Principal Meridian in Rantoul Township, with an address of 1985 CR 2900 N, Rantoul.
2. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is not located within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning.
 - B. The subject property is located within Rantoul Township, which has a Plan Commission. Townships with Plan Commissions have protest rights on a variance and do receive notification of such cases.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

4. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The proposed 3.44-acre subject property is zoned AG-1 Agriculture and is in use as residential.
 - B. Land to the north, south, east and west is zoned AG-1 Agriculture and is in agricultural production.

GENERALLY REGARDING THE PROPOSED SITE PLAN

5. Regarding the site plan for the subject property:
 - A. The site plan consists of the site plan received with Zoning Use Permit Application 252-25-01 dated September 9, 2025, and a draft Plat of Survey dated September 16, 2025:
 - (1) Existing structures on the property include:
 - a. One single family dwelling
 - b. One 24 x 32-foot detached garage
 - c. One 18-foot diameter grain bin
 - d. One 1050 sq. ft. solar array under construction
 - (2) The solar array is located outside of the current property lines of the parcel. The proposed changes would adjust the lot lines so the array is within the boundary of the property lines and meets the required setbacks.
 - (3) The petitioner is not proposing any additional changes at this time.
 - B. The house, garage and grain bin were constructed prior to the adoption of the Champaign County Zoning Ordinance on October 10, 1973.

- C. A Zoning Use Permit for the construction of the solar array was approve September 9, 2025.
- D. The petitioner is proposing to add approximately .81-acres of grassed area to the existing property to create a 3.44-acre lot.
- E. There are no previous zoning cases for the subject property.
- F. The requested variance is a proposed 3.44-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.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES

- 6. Regarding specific *Zoning Ordinance* requirements relevant to this case:
 - A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested variances (capitalized words are defined in the Ordinance):
 - (1) “AGRICULTURE” is the growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm BUILDINGS used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm BUILDINGS for storing and protecting farm machinery and equipment form the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm DWELLINGS occupied by farm OWNERS, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of AGRICULTURE all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed. Agricultural purposes include, without limitation, the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds.
 - (2) “AREA, LOT” is the total area within the LOT LINES.
 - (3) “BEST PRIME FARMLAND” is Prime Farmland Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*. Best Prime Farmland consists of the following:
 - (a) Soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County Land Evaluation and Site Assessment (LESA) System;
 - (b) Soils that, in combination on a subject site, have an average Land Evaluation (LE) of 91 or higher, as determined by the Champaign County LESA System; or

PRELIMINARY DRAFT

- (c) Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils, as determined by the Champaign County LESA System.
 - (4) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.
 - (5) “LOT LINES” are the lines bounding a LOT.
 - (6) “VARIANCE” is a deviation from the regulations or standards adopted by this ordinance which the Hearing Officer or the Zoning Board of Appeals are permitted to grant.
- B. Section 5.3 of the Zoning Ordinance Footnote 13 states:
- 13. The following maximum LOT AREA requirements apply in the CR, AG-1 and AG-2 DISTRICTS:
 - A) LOTS that meet all of the following criteria may not exceed a maximum LOT AREA of three acres:
 - 1) The LOT is RRO-exempt;
 - 2) The LOT is made up of soils that are BEST PRIME FARMLAND; and
 - 3) The LOT is created from a tract that had a LOT AREA greater than or equal to 12 acres as of January 1, 1998.
- C. Paragraph 9.1.9 D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:
- (1) That the requirements of Paragraph 9.1.9 C. have been met and justify granting the variance. Paragraph 9.1.9C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:
 - a. That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.
 - b. That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
 - c. That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
 - d. That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
 - e. That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.

- (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9 D.2.
- D. Paragraph 9.1.9 E. of the *Zoning Ordinance* authorizes the ZBA to prescribe appropriate conditions and safeguards in granting a variance.

GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

- 7. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
 - A. The Petitioner testified the following on the application: **“The property is a long-established family farmhouse surrounded by family-owned farmland. The yard and field boundary have existed in the same location for decades, serving as the practical and visible boundary even though the recorded parcel line does not match. The need for a variance arises because aligning the legal boundary with the established yard area results in a lot slightly greater than three acres”**
 - B. The proposed 3.44-acre lot is comprised of Milbrook silt loam which is a soil that is considered BEST PRIME FARMLAND and has an average LE score of 91.
 - C. The petitioners want to add the existing grassed located to the south and east to the subject property.
 - D. No land is proposed to be taken out of production.

GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE

- 8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
 - A. The Petitioners testified the following on the application: **“Requiring strict compliance with the three-acre maximum would create unnecessary hardship by forcing the property line to cut through the maintained yard area that has historically been part of the farmhouse property. This would complicate future site improvements and maintenance without providing any practical land-use benefit.”**
 - B. The existing 2.63-acre lot is smaller than the grassed area of the original farmstead.
 - C. Without the proposed variance, the petitioners would not be able to make use of the existing grassed area that has historically been a part of the farmstead.

GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT

- 9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:

PRELIMINARY DRAFT

- A. The Petitioners testified the following on the application: **“No. The current situation results from historic land division patterns with the family farm. The existing home site and yard predate current zoning limits and the proposed adjustment simply brings the legal description in line with land-standing use.”**
- B. The petitioners purchased the property in 2022 in its current configuration.
- C. The area of the proposed lot has been used as a farmstead in conjunction with the adjacent farmland since before the adoption of the Champaign County Zoning Ordinance.

GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

- 10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
 - A. The Petitioners testified the following on the application: **“The variance is consistent with the purpose of the Zoning Ordinance, which is to promote orderly development and preserve agricultural land. The change merely adjusts the legal boundary to reflect an existing, well-defined yard area. No additional residential density or non-agricultural use is being created.”**
 - B. The maximum lot size on best prime farmland requirement was first established by Ordinance No. 726 (Case 444-AT-04) on July 22, 2004. It was made permanent with Ordinance No. 773 approved December 20, 2005.
 - C. Ordinance No. 914 (Case 711-AT-12) approved on November 27, 2012, revised the best prime farmland definition to have a Land Evaluation (LE) rating of 91 or higher rather than the previous rating of 85 or higher.
 - D. The proposed 5-acre lot area is 115% of the required three acre maximum, for a variance of 15%.
 - E. No land is proposed to be taken out of production.
 - F. The requested variance is not prohibited by the *Zoning Ordinance*.

GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE

- 11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
 - A. The Petitioners testified the following on the application: **“The variance will have no negative impact on public safety, traffic, or neighboring land use. The property will continue to function as a single-family rural residence, surrounded by family owned farmland”.**
 - B. The Rantoul Township Highway Commissioner has been notified of this variance, and no comments have been received.

- C. The Rantoul Township Supervisor has been notified of this variance, and no comments have been received.
- D. The Rantoul Township Planning Commission has been notified of this variance, and no comments have been received.
- E. The Gifford Fire Protection District has been notified of this variance, and no comments have been received.

GENERALLY REGARDING ANY OTHER JUSTIFICATION FOR THE VARIANCE

- 12. Generally regarding and other circumstances which justify the Variance:
 - A. The Petitioners testified the following on the application: **“The requested variance formalizes a property boundary that has existed functionally for decades. It ensures clear title and accurate legal description for the home site as the family plans for potential future improvements. This adjustment supports continued stewardship of the land and maintains the traditional layout of the family farmstead.”**

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

- 13. **No special conditions are proposed at this time.**

DOCUMENTS OF RECORD

1. Application for Variance received October 10, 2025, with attachments:
 - A Site plan showing the proposed existing structures and proposed solar array received September 9, 2025 as part of Zoning Use Permit 252-25-01
 - B Draft Plat of Survey received October 10, 2025
 - C Warranty Deed Recorded with the Champaign County Recorder of Deeds document # 2022R17768

2. Preliminary Memorandum dated September 18, 2025, with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Site Plan for ZUPA 252-25-01 received September 9, 2025
 - C Draft Plat of Survey received October 10, 2025
 - D 2023 Annotated Aerial Photo
 - E 1973 Aerial Photo
 - F Soils Map
 - G Site Images taken October 30, 2025
 - H Draft Summary of Evidence, Summary Draft Finding of Fact, and Final Determination for Case 180-V-25 dated November 13, 2025

SUMMARY DRAFT FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **180-V-25** held on **November 13, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances ***{DO / DO NOT}*** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because:
 - a. ***The petitioner wants to expand their property to include the surrounding grass area. The proposed 3.44-acre lot will provide adequate setbacks for the existing structures and will not remove any land from agricultural production.***
2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied ***{WILL / WILL NOT}*** prevent reasonable or otherwise permitted use of the land or structure or construction because:
 - a. ***Without the proposed variance, the petitioners would not have access to the full area that has been used as part of the farmstead for many years, and the surrounding farmland would be left with an area that is not practical for farming.***
3. The special conditions, circumstances, hardships, or practical difficulties ***{DO / DO NOT}*** result from actions of the applicant because:
 - a. ***The area of the proposed lot has been used as a farmstead prior to the adoption of the Champaign County Zoning Ordinance. The petitioner purchased the existing 2.63 acre lot in 2022, and seeks to add the additional area of the farmstead to their property through the variance process.***
4. The requested variance ~~***{SUBJECT TO THE PROPOSED CONDITION}***~~ ***{IS / IS NOT}*** in harmony with the general purpose and intent of the Ordinance because:
 - a. ***No land is proposed to be taken out of production.***
5. The requested variance ~~***{SUBJECT TO THE PROPOSED CONDITION}***~~ ***{WILL / WILL NOT}*** be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because:
 - a. ***Relevant jurisdictions have been notified of this case, and no comments have been received.***
6. The requested variance ~~***{SUBJECT TO THE PROPOSED CONDITION}***~~ ***{IS / IS NOT}*** the minimum variation that will make possible the reasonable use of the land/structure because: ***It is the minimum lot size that will encompass all of the grass area and structures of the existing farmstead area.***
7. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}***

FINAL DETERMINATION

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C **{HAVE/HAVE NOT}** been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case **180-V-25** is hereby **{GRANTED/ GRANTED WITH CONDITIONS/ DENIED}** to the petitioners, **Brennon & Carlee Breymeyer & Judith Ideus-Park**, to authorize the following:

Authorize a variance for a proposed 3.44-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.

{SUBJECT TO THE FOLLOWING CONDITION(S):}

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals
Date