

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 25, 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 (April 11, 2013, May 1, 2013, May 30, 2013)
5. Continued Public Hearings

*Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).*

- \*Case 731-S-12**      Petitioner: **Warner Brothers, Inc, with owners Joseph H. Warner and Gerald Warner and shareholder/officers Kristi Pflugmacher, Kathy McBride, Denise Foster, Angela Warner**
- Request: **Authorize the storage and dispensing of agriculture fertilizer as a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” facility as a Special Use in the AG-1 Agriculture Zoning District.**
- Location: **A .96 acre (41,817.6 square feet) portion of a 38.55 acre tract in the East One-Half of the Southeast Quarter of Section 18 of Rantoul Township and commonly known as the farm field adjacent to the Kinze farm equipment dealership at 1254 CR 2700N, Rantoul.**
- Case 747-AM-13**      Petitioner: **Warner Farm Equipment, Inc. with owners Joseph H. Warner and Gerald E. Warner**
- Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District to bring an existing Farm Equipment Sales and Service business into compliance.**
- Location: **A 3.8 acre tract in the Southwest Quarter of the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 18 of Rantoul Township and commonly known as the Kinze farm equipment dealership at 1254 CR 2700N, Rantoul.**
- \*Case 754-V-13**      Petitioner: **KH Farms, Inc. with owner Khalid Hussain**
- Request: **Authorize the following in the AG-1 Zoning District:**
- Part A.      **Variance for a lot area of .924 acre in lieu of the minimum required 1acre.**
- Part B.      **Variance for an average lot width of 110.17 feet in lieu of the minimum required 200 feet.**
- Location: **Lot 1 of KH Farms Subdivision in the Southwest Quarter of Section 2 of Scott Township and commonly known as the house and outbuilding at 456 CR 1700N, Champaign.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**JULY 25, 2013**

**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](http://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.**

6. New Public Hearings

**Case 758-AM-13 and Case 759-S-13**

Petitioner:    **Charles Jesse**

**Case 758-AM-13**      Request:      **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order to authorize the proposed Special Use in related zoning Case 759-S-13, on the subject property below.**

**\*Case 759-S-13**      Request:      **Authorize the following as a Special Use in the B-1 Rural Trade Center Zoning District on the subject property below:**

**Part A. Authorize multiple principal uses and buildings on the same lot consisting of (1) a heating and cooling contractors facility with accessory outdoor storage that was originally authorized by Case 970-S-95; and (2) Self-Storage Warehouses, providing heat and utilities to individual units as a special use.**

**Part B. Authorize the construction and use of Self-Storage Warehouses, providing heat and utilities to individual units as a special use.**

Location:      **A 10-acre tract that is all that portion of the South Half of the Southwest Quarter lying East of the centerline of the Kaskaskia Special Drainage Ditch in Section 33 of Champaign Township and commonly known as Jesse Heating and Air Conditioning at 3702 West Old Church Road, Champaign.**

**\*Case 760-V-13**      Petitioner:    **Sangamon Valley Public Water District and 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 water storage tank and pump station that are owned and operated by a predominately rural water district in the AG-2 District.**

Location:      **An approximate 0.75 acre tract located in the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10 of Mahomet Township and commonly known as the property located immediately east of the Living Word Omega Message Church at 2272 CR 350E, Mahomet.**

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.**