

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **August 13, 2020**
Time: **6:30 P.M.**
Place: **Lyle Shields Meeting Room ZOOM MEETING**
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:

Time: August 13, 2020 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85906969127>

Meeting ID: 859 0696 9127

One tap mobile

+13126266799,,85906969127# US (Chicago)

+16468769923,,85906969127# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 859 0696 9127

Find your local number: <https://us02web.zoom.us/u/kneOgK3Fg>

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

*** Cases 977-S-20 and 979-V-20**

Petitioners: **Adam & Jodi Kimball**

Request: Case 977-S-20*

Authorize the construction and use up to 290 Self-Storage Warehouse Units with heat and utilities to individual units as a Special Use on land in the B-3 Highway Business Zoning District.

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

<over>

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
AUGUST 13, 2020
Page 2

Case 979-V-20*

Authorize the following variance on the Special Use Permit requested in related Zoning Case 977-S-20:

Part A: Authorize a variance for 60 parking spaces in lieu of the minimum required 97 parking spaces.

Part B: Authorize a variance for no loading berths in lieu of the minimum 3 loading berths required for commercial facilities with 40,000 to 99,999 square feet in floor area, per Section 7.4.2 C.5. of the Zoning Ordinance.

Part C: Authorize a variance for a front yard of 25 feet along a State highway in lieu of the minimum required 35 feet, per Section 4.3.2 of the Zoning Ordinance.

Part D: Authorize a variance from the Champaign County Stormwater Management and Erosion Control Ordinance, which requires a Stormwater Drainage Plan and review for a land disturbance greater than one acre in area.

Location: A 3.36-acre tract in the South Half of the Northeast Quarter of Section 9, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township, and commonly known as the tract just east of the residence with an address of 285 CR 1675N, Seymour.

*** Case 978-V-20** Petitioners: **Michael & Sarah Douglass**

Request: Authorize a variance in the AG-1 Agriculture Zoning District for an existing lot that does not abut and have access to a public street or a private accessway meeting Champaign County street standards, per Section 4.2.1 H., and that does not have access to a street located entirely within the lot lines, per Section 4.2.1 I. of the Champaign County Zoning Ordinance.

Location: Lot 2 of Silver Subdivision, except the North 252.8 feet thereof, located in the Northeast Quarter of the Northwest Quarter of Section 11, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, and commonly known as the residence with an address of 1633A CR 1100N, Urbana.

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.