

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **October 29, 2020**
Time: **6:30 P.M.**
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:

Time: Oct 29, 2020 06:30 PM Central Time
(US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82232835972?pwd=WXZCMnRaSDFmcDNhT09LekZQUGNcUT09>

Meeting ID: 822 3283 5972

Passcode: 057889

One tap mobile

+13126266799,,82232835972# US (Chicago)

+13017158592,,82232835972# US (Germantown)

Dial by your location

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+1 301 715 8592 US (Germantown)

+1 646 876 9923 US (New York)

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+1 408 638 0968 US (San Jose)

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Meeting ID: 822 3283 5972

Find your local number:

<https://us02web.zoom.us/j/82232835972>

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

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

***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.**

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New Public Hearings, continued

***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.

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.**

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.