

CASE 986-V-20

SUPPLMENTAL MEMORANDUM #1
OCTOBER 29, 2020

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

Subject Property: 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.

Site Area: 91,912 square feet (2.11 acres)

Time Schedule for Development: As soon as possible

**Prepared by: Susan Burgstrom, Senior Planner
John Hall, Zoning Administrator**

STATUS

The petitioner submitted a revised Site Plan via email on October 21, 2020. In the email, the petitioner stated that the proposed solar array would be located on the south half of the existing shed pad, and would only power the facility on the north side of the road. Mr. Ehler said that the only activities occurring on the subject property were storage of semi-trailers and daily refueling of equipment.

In a second email received October 27, 2020, Mr. Ehler stated that they refuel all equipment that burns diesel fuel on the subject property.

P&Z Staff created an Annotated 2020 Aerial dated October 27, 2020 to update information about the subject property. All measurements shown on the Annotated Aerial were based on the aerial photo and County Assessor's data for the property lines.

DOES THE SUBJECT PROPERTY NEED A SPECIAL USE PERMIT?

The subject property has semi-trailer storage, fueling, and a proposed solar array that would all be accessory uses to the Ehler Bros. facility on the north side of CR 2500N that is the subject of Cases 984-S-20 and 990-V-20. P&Z Staff are asking for the ZBA's determination on whether the subject property's combination of accessory uses needs to be part of the Special Use Permit in Case 984-S-20. At least two options are available to the Board:

Option A: Continue with the Case 986-V-20 variance for lot width, allowing the subject property to have uses accessory to the facility on the north side of CR 2500N without being part of the Special Use Permit. Under this option, the Board is saying that there are no compliance issues with having this combination of accessory uses exist without a Special Use Permit, and therefore a variance can be approved.

Option B: Continue with the Case 986-V-20 variance for lot width **after including the subject property as part of the Special Use Permit** for Case 984-S-20; re-advertising the case would not be necessary because both properties were advertised for tonight's meeting, and the Special Use Permit is on the agenda as an actionable item. Under this option, the Board is saying that there are compliance issues with having this combination of accessory uses exist without a Special Use Permit, and a variance cannot be approved if the property is not in compliance.

With either of these options, a determination in Case 986-V-20 could be made tonight.

ATTACHMENTS

- A Email from Dustin Ehler received October 21, 2020, with attachment: Revised Site Plan
- B Email from Dustin Ehler received October 27, 2020
- C Annotated 2020 Aerial created by P&Z Staff on October 27, 2020

Susan Burgstrom

From: Dustin Ehler <dustin@ehlerbros.com>
Sent: Wednesday, October 21, 2020 1:09 PM
To: Susan Burgstrom
Subject: RE: revised site plan needed
Attachments: scan0075.pdf

RECEIVED

OCT 21 2020

CHAMPAIGN COUNTY & Z DEPARTMENT

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: External email, be careful when opening.

Susan,

Here is a revised drawing of the lot with dimensions. Hopefully this will suffice. If not let me know....

Currently the only activities occurring on the property is the storage of semi-trailers and the daily refueling of equipment. The proposed solar array would go on the south half of the existing shed pad. The array would only power the facility on the north side of the road.

Thanks,

Dustin

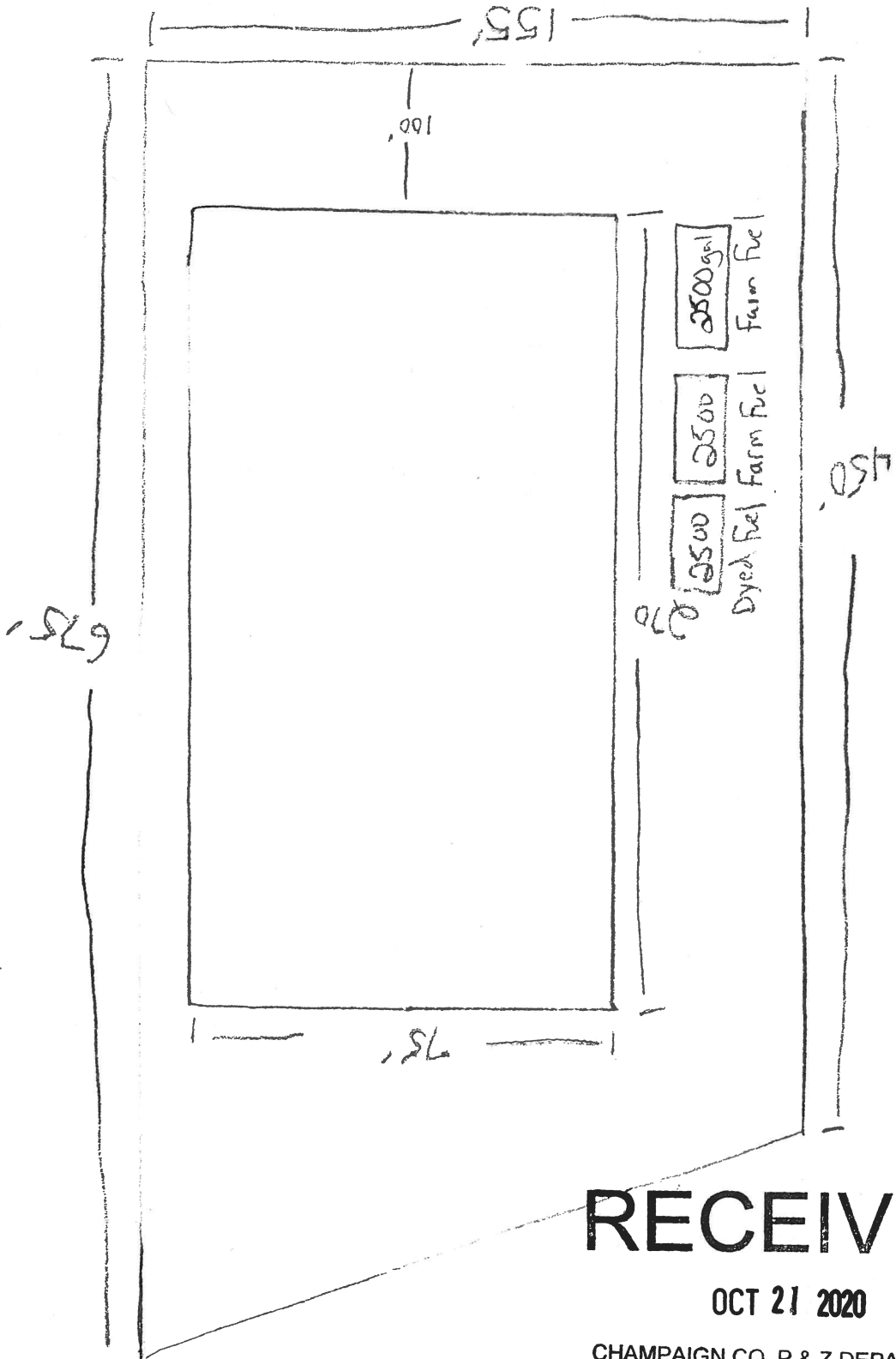
From: Susan Burgstrom [mailto:sburgstrom@co.champaign.il.us]
Sent: Tuesday, October 20, 2020 12:00 PM
To: Dustin Ehler
Cc: Lori Busboom
Subject: revised site plan needed

For the solar array property, I'll need 3 things by Tuesday of next week:

1. a better site plan: provide the length of each property line, the dimensions of the former shed foundation, fuel tanks and what type of fuel they have, label any other structures, and change the name "solar farm" to "solar array" – you can email this to me
2. what activities occur on that property?
3. Will the solar array only be used for the facility on the north side of the street, or will it connect to other properties?

I'll be out of the office tomorrow through next Monday, returning at 8am Tuesday.

Thanks!
Susan



RECEIVED

OCT 21 2020

CHAMPAIGN CO. P & Z DEPARTMENT

Solar Array

Susan Burgstrom

From: Dustin Ehler <dustin@ehlerbros.com>
Sent: Tuesday, October 27, 2020 10:40 AM
To: Susan Burgstrom
Subject: Re: thanks for your call...

RECEIVED

OCT 27 2020

CHAMPAIGN CO. P & Z DEPARTMENT

CAUTION: External email, be careful when opening.

Thanks Susan, we refuel any and all equipment that burns diesel fuel on that lot.

Dustin Ehler
Ehler Bros. Co

On Oct 27, 2020, at 10:36 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Sorry about our office phone issues. I think we have everything we need, but could you be more specific about what equipment you fuel up on the south lot? Equipment for the business, equipment for family ag use, both?

Thanks,
Susan

Annotated 2020 Aerial

Case 986-V-20
October 29, 2020

