

CASES 987-S-20 & 988-V-20

SUPPLEMENTAL MEMORANDUM #1
NOVEMBER 12, 2020

Petitioner: Danny Sage

Request: Case 987-S-20

Authorize the construction and use of up to 5 Self-Storage Warehouse Units providing heat and utilities to individual units as a Special Use on land in the B-3 Highway Business Zoning District and subject to the variances requested in related Case 988-V-20.

Case 988-V-20

Authorize the following variance in the B-3 Highway Business Zoning District, subject to approval of the Special Use Permit in related Case 987-S-20:

Part A: Authorize a variance for an existing structure with a front yard of at least 21 feet along CR 1450E (S. Church St.) in lieu of the minimum required 25 feet, per Section 5.3 of the Zoning Ordinance; and

Part B: Authorize a variance for an addition to an existing structure with a setback of ~~35~~ **36.5** feet from the street centerline of CR 1450E (S. Church St.) and with a front yard of ~~15~~ **16.5** feet, in lieu of the minimum required 55 feet setback and 25 feet front yard, per Section 5.3 of the Zoning Ordinance; and

Part C: Authorize a variance for an addition to an existing structure with a front yard of ~~10~~ **8.5** feet along the US 45 right-of-way, in lieu of the minimum required 35 feet, per Section 5.3 of the Zoning Ordinance; and

Part D: Authorize a variance for allowing parking within 10 feet of the front lot line along CR 1450E (S. Church St.), in lieu of not allowing parking within 10 feet of the front lot line, per Section 7.4.1 of the Zoning Ordinance.

Location: A 1.47-acre tract in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 33, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township, with an address of 1446 CR 2400N, Thomasboro.

Site Area: 1.47 acres

Time Schedule for Development: As soon as possible

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

STATUS

The petitioner has requested that the proposed addition be shifted 1.5 feet to the east from what is shown on the Annotated 2020 aerial created by P&Z Staff on October 19, 2020, so that the addition will be centered on the existing building. This will change the descriptions under variance parts B and C as shown under Case 988-V-20 at the top of this memo.

The size of the proposed addition has not changed.