

## **CASES 995-S-20 & 996-V-20**

*SUPPLEMENTAL MEMORANDUM #1*

*MARCH 8, 2021*

**Petitioners:** Adam & Jodi Kimball

**Request:** Case 995-S-20

Authorize multiple principal structures on the same lot consisting of self-storage warehouses previously authorized in Cases 977-S-20 and 979-V-20 and a sign structure with four off-premises freestanding advertising signs as a Special Use in the B-3 Highway Business Zoning District, subject to approval of the variances requested in related Case 996-V-20.

Case 996-V-20

Authorize the following variances for the Special Use Permit requested in related Zoning Case 995-S-20 for proposed off-premises signs in the B-3 Highway Business Zoning District, per Section 7.3.5 of the Zoning Ordinance:

- Part A: A variance for four off-premises freestanding advertising signs on one sign structure on one frontage that total 1,152 square feet in sign face area in lieu of the maximum allowed one off-premises sign per frontage that totals 300 square feet in sign face area.
- Part B: A variance for four off-premises freestanding advertising signs on one sign structure with a maximum height of 37 feet in lieu of the maximum allowed 30 feet.
- Part C: A variance for four off-premises freestanding advertising signs on one sign structure in addition to an on-premises sign along the same IL Route 47 frontage, in lieu of the maximum allowed one sign per frontage.
- Part D: A variance for four off-premises freestanding advertising signs on one sign structure with a setback of 64 feet from the street centerline of IL Route 47 and a front yard of 23 feet, in lieu of the minimum required setback of 85 feet and front yard of 35 feet along a State highway.

**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.

**Site Area:** 3.36 acres

**Time Schedule for Development:** As soon as possible

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

## STATUS

These cases were continued from the January 28, 2021 ZBA meeting, when the Board requested that the petitioners return with a 3D visual representation and examples of existing signs that would be similar to the proposed billboard. They asked that the sign faces in the visual representation be reduced to the minimum legible area, and Mr. Kimball said that he thought the minimum legible size of each face would be 20 feet by 10 feet.

## NEW VISUAL REPRESENTATIONS

Mr. Kimball submitted the following exhibits with an email received February 12, 2021, which are in Attachment A to this memo:

- Photo rendering of 12 x 24 billboard created by RMG Outdoor
- Example of existing double 12 x 24 billboard along IL 40
- Example of existing double 12 x 24 billboard near Mt. Vernon

In an email received on February 26, 2021, Mr. Kimball provided the matrix of possible sign sizes that he had shared via Zoom during the January 28, 2021 ZBA meeting (Attachment B).

Mr. Kimball submitted a 3D scale video of the proposed sign, received on March 3, 2021. The video, listed as Attachment E to this memo, is available on the ZBA meetings website: [http://www.co.champaign.il.us/CountyBoard/meetings\\_ZBA.php](http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php). P&Z Staff captured screenshots of parts of the video and added street names. The screenshots can be found in Attachment F.

In mid-January, Ms. Burgstrom measured the existing horse stable sign on the corner of CR 1675N and IL 47. The sign measured 5 feet wide and approximately 11 feet tall. She used an existing photo of the sign and the adjacent utility pole to estimate the height of the utility pole. Attachment C is the photo with dimensions. It appears that the adjacent pole is approximately 30 feet tall.

Attachment D is a 2020 aerial photo showing the proposed sign location as illustrated on the site plan received January 27, 2021. The sign location would be approximately 670 feet from the westbound exit ramp from I-72 and approximately 57 feet from the street centerline of CR 1675N.

## IMPACTS ON NEIGHBORS

Notice was sent to the adjacent landowners on January 14, 2021, and no comments have been received. At the January 28<sup>th</sup> ZBA meeting, Mr. Kimball testified that he had a conversation with the one neighbor, the Burdettes, and it was a positive conversation. He said he tried to illustrate what the sign would look like, and gave them examples of other signs, and Mr. Burdette seemed to be okay with it and saw it as part of developing the area.

Ms. Burgstrom called and left a message with Mrs. Gerry Burdette on February 25<sup>th</sup>, and no comments have been received.

## PROPOSED SPECIAL CONDITIONS - REVISED

- A. The Zoning Administrator shall not authorize a Zoning Use Permit or a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed**

**exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special condition stated above is required to ensure the following:

**That the proposed uses are in compliance with the Zoning Ordinance.**

**B. Regarding the existing on-premises advertising sign, within 30 days of approval of Zoning Cases 995-S-20 and 996-V-20, the petitioner must either:**

- (1) Provide written verification to the P&Z Department that the sign is temporary and will be removed with 14 days of completing construction of the first self-storage building, or**
- (2) Apply for a Zoning Use Permit for the permanent sign, pay the corresponding fee, and receive permit approval, or remove the sign.**

The special condition stated above is required to ensure the following:

**That all structures on the property comply with the Zoning Ordinance.**

**C. Any future sale of the subject property may be subject to the Illinois Plat Act (765 ILCS 205/0.01 et seq.) or the Champaign County Subdivision Regulations; or the subdivision regulations of a municipality that has jurisdiction within one and one-half miles of the corporate limits.**

The special condition stated above is required to ensure the following:

**That the subject property complies with the Zoning Ordinance.**

## **ATTACHMENTS**

- A** Email from Mr. Kimball received on February 12, 2021, with attachments:
  - Photo rendering of 12 x 24 billboard created by RMG Outdoor
  - Example of existing double 12 x 24 billboard along IL 40
  - Example of existing double 12 x 24 billboard near Mt. Vernon
- B** Email from Mr. Kimball received on February 26, 2021, with attachment: sign sizes matrix
- C** Existing sign and pole with dimensions created by P&Z Staff on February 24, 2021
- D** 2020 aerial photo showing the proposed sign location created by P&Z Staff on February 24, 2021
- E** 3D video simulation received March 3, 2021
- F** Screenshots of 3D video created by P&Z Staff on March 4, 2021

## Susan Burgstrom

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**From:** Adam Kimball <adamkimball14@gmail.com>  
**Sent:** Friday, February 12, 2021 1:16 PM  
**To:** Susan Burgstrom  
**Subject:** Seymour IL Sign  
**Attachments:** Seymour IL Sign Rending.pdf; double 12x24 sign IL 40.JPG; Northbound view at stop sign off 72 with sign rendering.jpg; double 12x24 sign Mt. Vernon IL.jpg

Susan,

I hired a professional sign company to create a rendering. See attached. I have also included a photo of the site with the rendering inserted. I have also found two 12x24 signs on two lane routes in small town IL and have included pictures of those signs. I have talked to one of the local businesses that advertised on the sign in Mt. Vernon IL and they expressed how it has really helped their local business and appreciated the opportunity.

As shown on the survey, the sign will be contained within my property and will not cantilever outside of my property.

What more do you think I should put together for the board?

Thank you,

Adam

RECEIVED

FEB 12 2021

CHAMPAIGN CO. P & Z DEPARTMENT







RECEIVED

FEB 12 2021

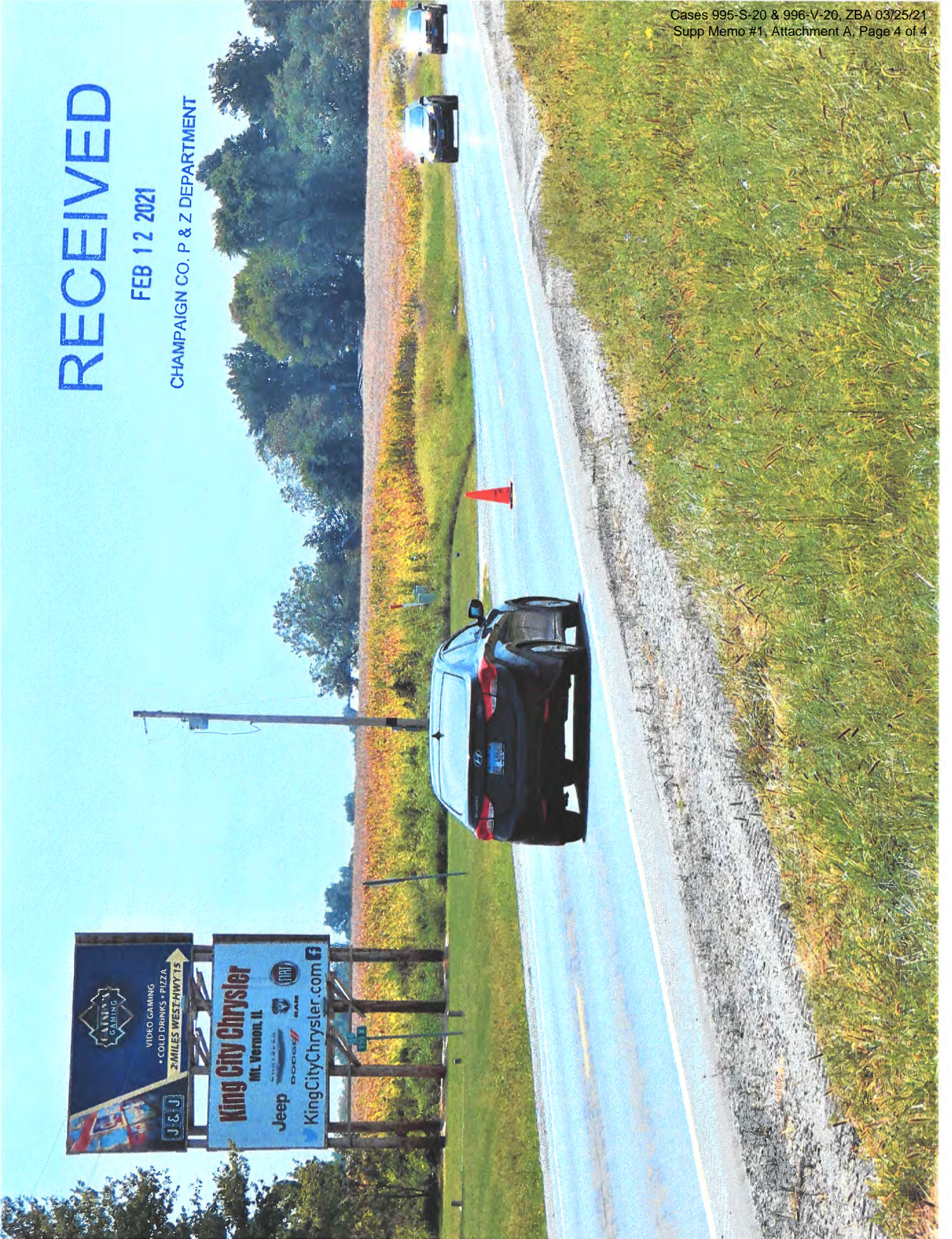
CHAMPAIGN CO. P & Z DEPARTMENT



RECEIVED

FEB 12 2021

CHAMPAIGN CO. P & Z DEPARTMENT





**Susan Burgstrom**

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**From:** Adam Kimball <adamkimball14@gmail.com>  
**Sent:** Friday, February 26, 2021 3:38 PM  
**To:** Susan Burgstrom  
**Subject:** Re: your zoning case  
**Attachments:** Sign Sizes.xlsx

RECEIVED

FEB 26 2021

CHAMPAIGN CO. P & Z DEPARTMENT

CAUTION: External email, be careful when opening.

this is great. the photos are just conceptual. the 3D model is dimensional and to scale. that is really what the board should focus on. you can pause the video and get about every view. I can also submit other views if needed. It is a 3d model so you can do anything with it. I could not find any companies that could design a dimensional sign into a photo or imagine of the site, so I had the model created. attached is a matrix for size of sign faces and total to compare with variances. If the board is not going to agree to the variance size then this could show how if we reduce the size it would reduce the variance size. I believe the proposed size of 12x24 (which is half the size of a standard billboard) fits the site area really well, but if the board can not get there and needs to reduce it to move forward, I think the 10x20 faces would still be functional and would reduce the variance considerably. I have attached the file in excel format if you need to modify it to better present to the board.

Also I will redesign the rendering so the orientation is correct for the southbound view. I just had the other orientation designed, so I will need to redesign it. will have it to you before march 4th. THANKS for your help!!!

On Thu, Feb 25, 2021 at 3:15 PM Susan Burgstrom <[sburgstrom@co.champaign.il.us](mailto:sburgstrom@co.champaign.il.us)> wrote:  
Comments John Hall sent me to forward on:

The sign is oriented differently in each rendering. The northbound view is the same orientation as the 3-D flyaround. The southbound view is different.

The sign has also been placed at different points in the renderings. The location of the sign in the southbound view seems to approximate the proposed location (close to the corner) but the northbound view has the sign moved south to the next power pole.

In the southbound view the power line pole is much taller than the sign. You estimated that pole to be 30 feet tall and the sign is proposed to be 37 feet tall so something is off. The other pole is visible in the background and seems to be about the same height as the pole at the corner and that suggests that the height is also misrepresented in the northbound view.

For what it's worth, I have attached an aerial with some dimensions. This will be in the upcoming packet that will be mailed to the Board around 3/16-3/18.

If you decide to revise the images again after 3/4, please forward them to John Hall and copy me.

Thanks,  
Susan

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**From:** Adam Kimball <[adamkimball14@gmail.com](mailto:adamkimball14@gmail.com)>  
**Sent:** Thursday, February 25, 2021 1:45 PM  
**To:** Susan Burgstrom <[sburgstrom@co.champaign.il.us](mailto:sburgstrom@co.champaign.il.us)>  
**Subject:** Re: your zoning case



**Sign Sizes**

Faces	Proposed		Area (sf)	
North Bound Top	12	24	288	
North Bound Bottom	12	24	288	
South Bound Top	12	24	288	
South Bound Bottom	12	24	288	
			<b>1152</b>	proposed variance face size
North Bound Top	10	22	220	
North Bound Bottom	10	22	220	
South Bound Top	10	22	220	
South Bound Bottom	10	22	220	
			<b>880</b>	
North Bound Top	10	20	200	
North Bound Bottom	10	20	200	
South Bound Top	10	20	200	
South Bound Bottom	10	20	200	
			<b>800</b>	smallest legible size, per petitioner
North Bound Top	10	18	180	
North Bound Bottom	10	18	180	
South Bound Top	10	18	180	
South Bound Bottom	10	18	180	
			<b>720</b>	
North Bound Top	10	16	160	
North Bound Bottom	10	16	160	
South Bound Top	10	16	160	
South Bound Bottom	10	16	160	
			<b>640</b>	

Standard Billboards are 24 x 48. What is being requested is smaller by 50% 12x24 faces.

**RECEIVED**

**FEB 26 2021**

**CHAMPAIGN CO. P & Z DEPARTMENT**





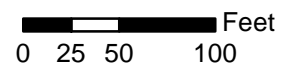
# Proposed Sign Location

Cases 995-S-20 & 996-V-20  
March 25, 2021



## Legend

 Parcels

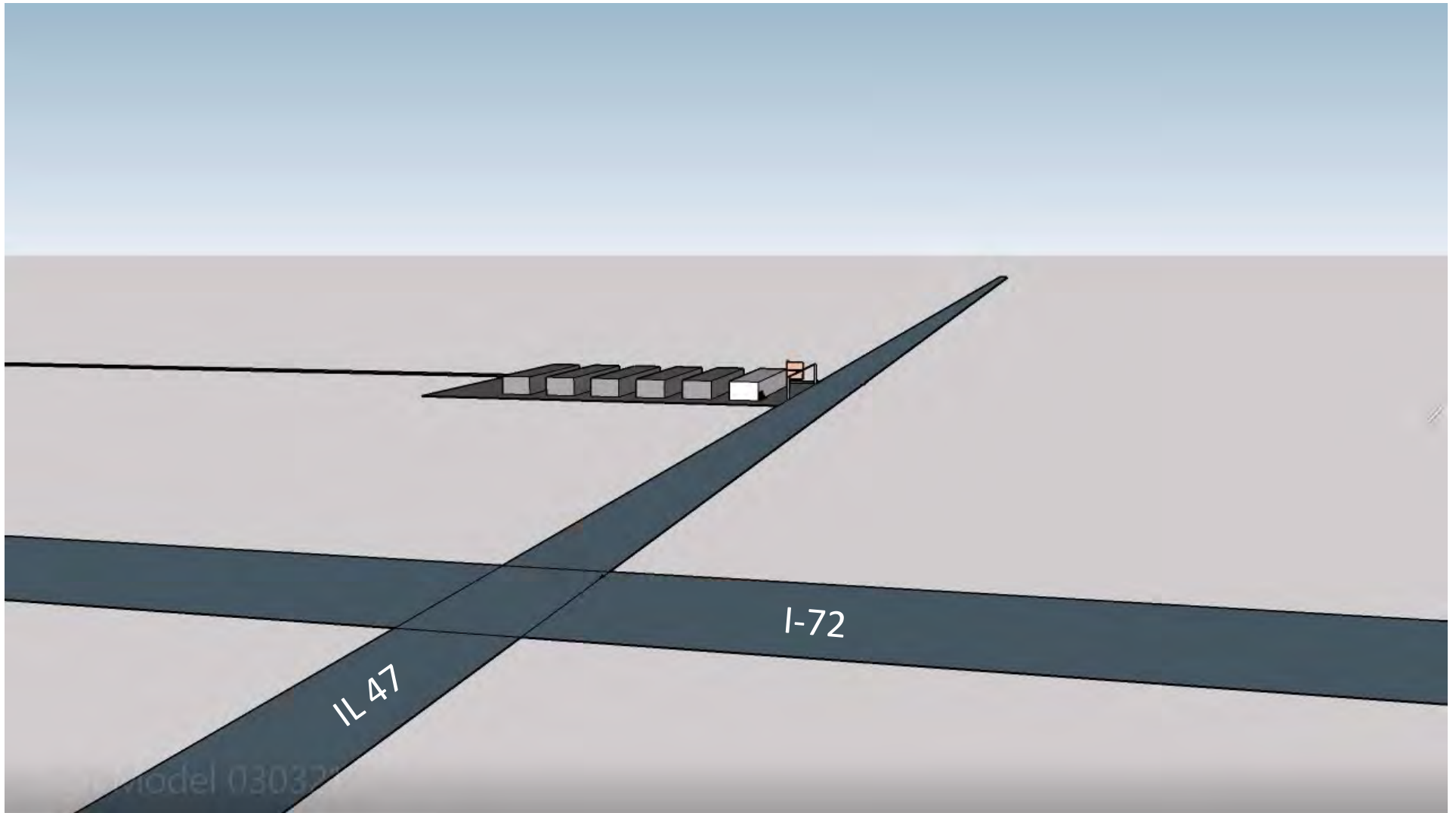
 Feet  
0 25 50 100



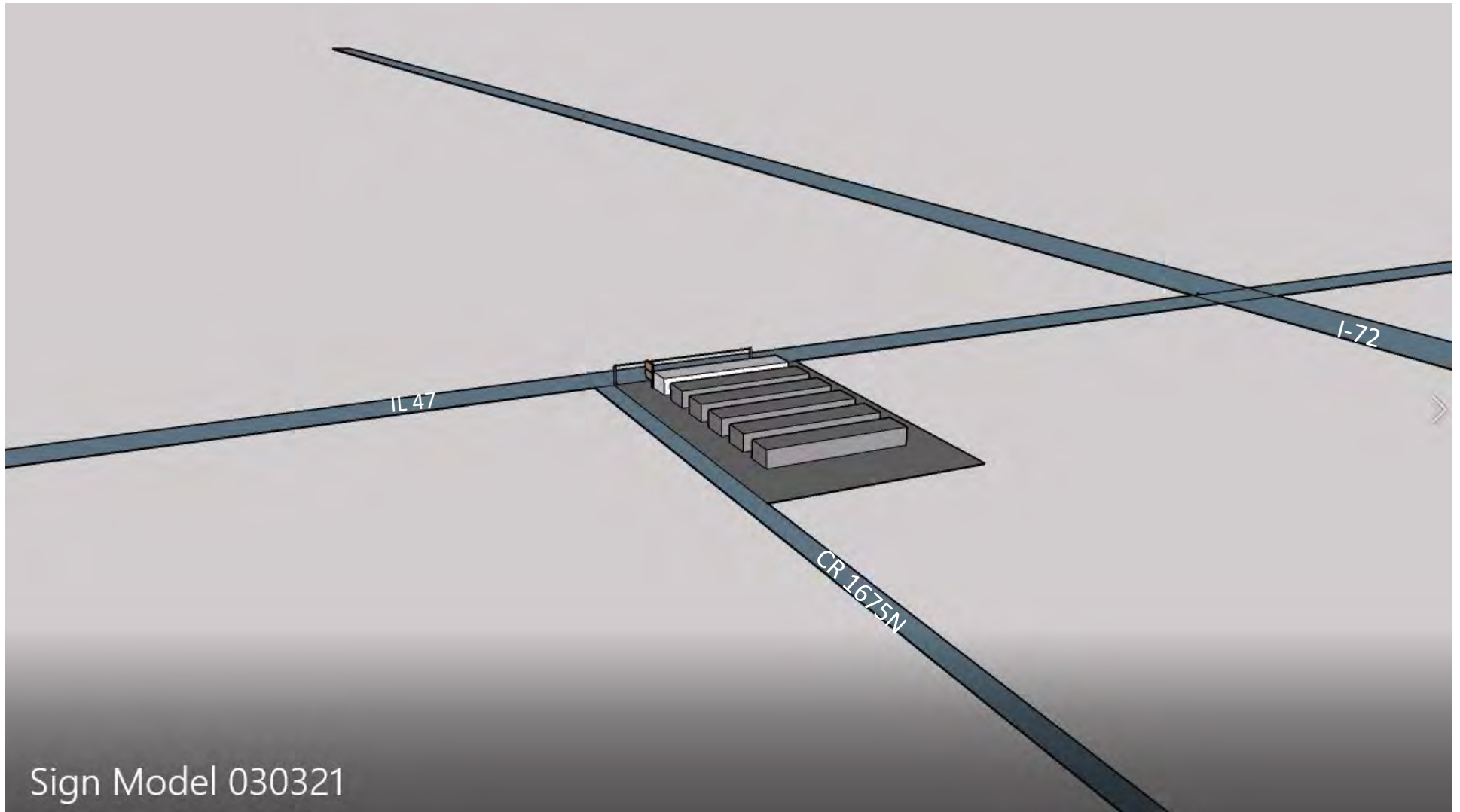
Attachment E can be found on the ZBA meetings website under the March 25 meeting:  
[http://www.co.champaign.il.us/CountyBoard/meetings\\_ZBA.php](http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php)

Attachment E: 3D simulation video received from Adam Kimball on March 3, 2021



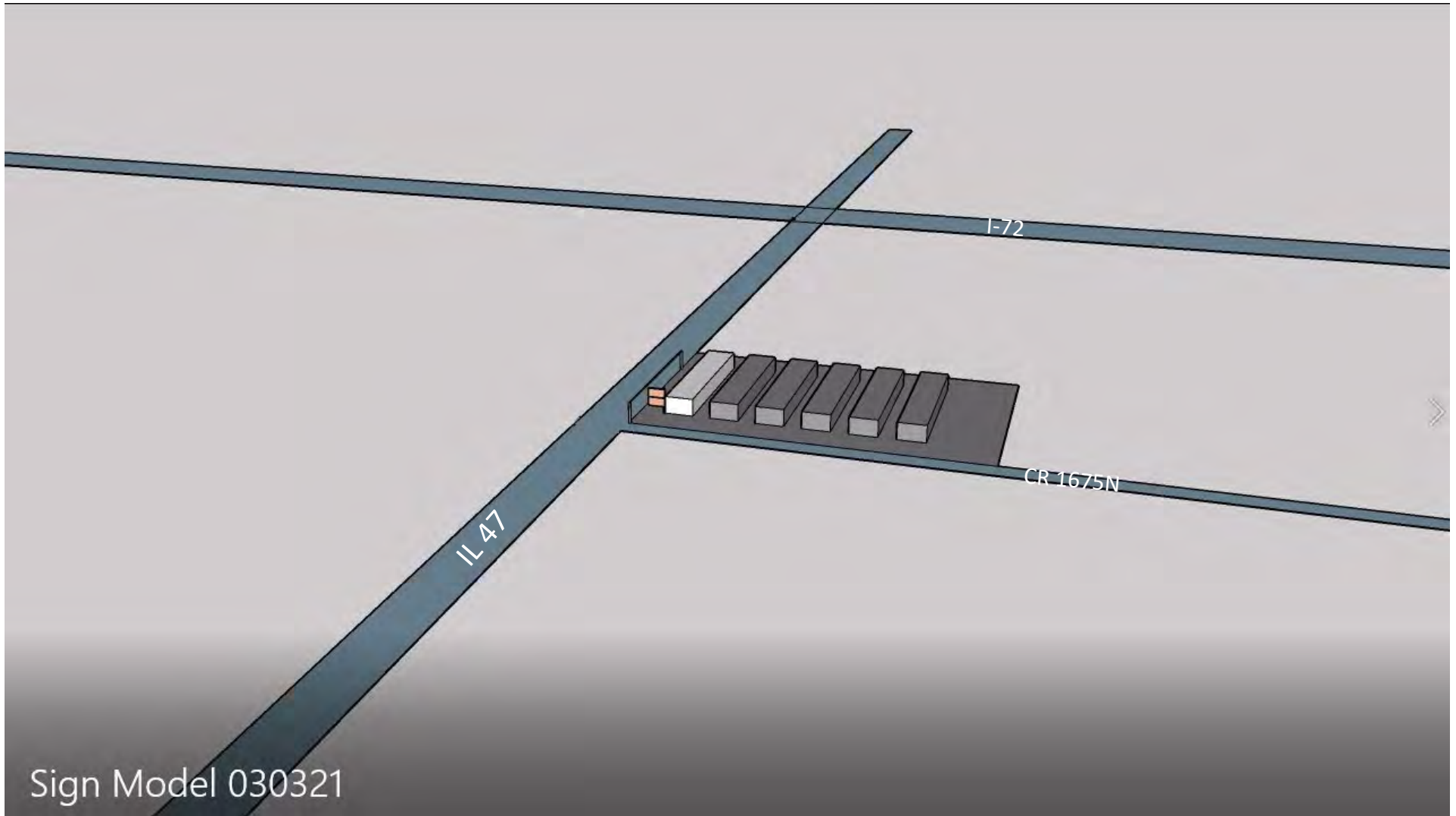


Facing Northwest from south side of I-72 interchange at IL 47

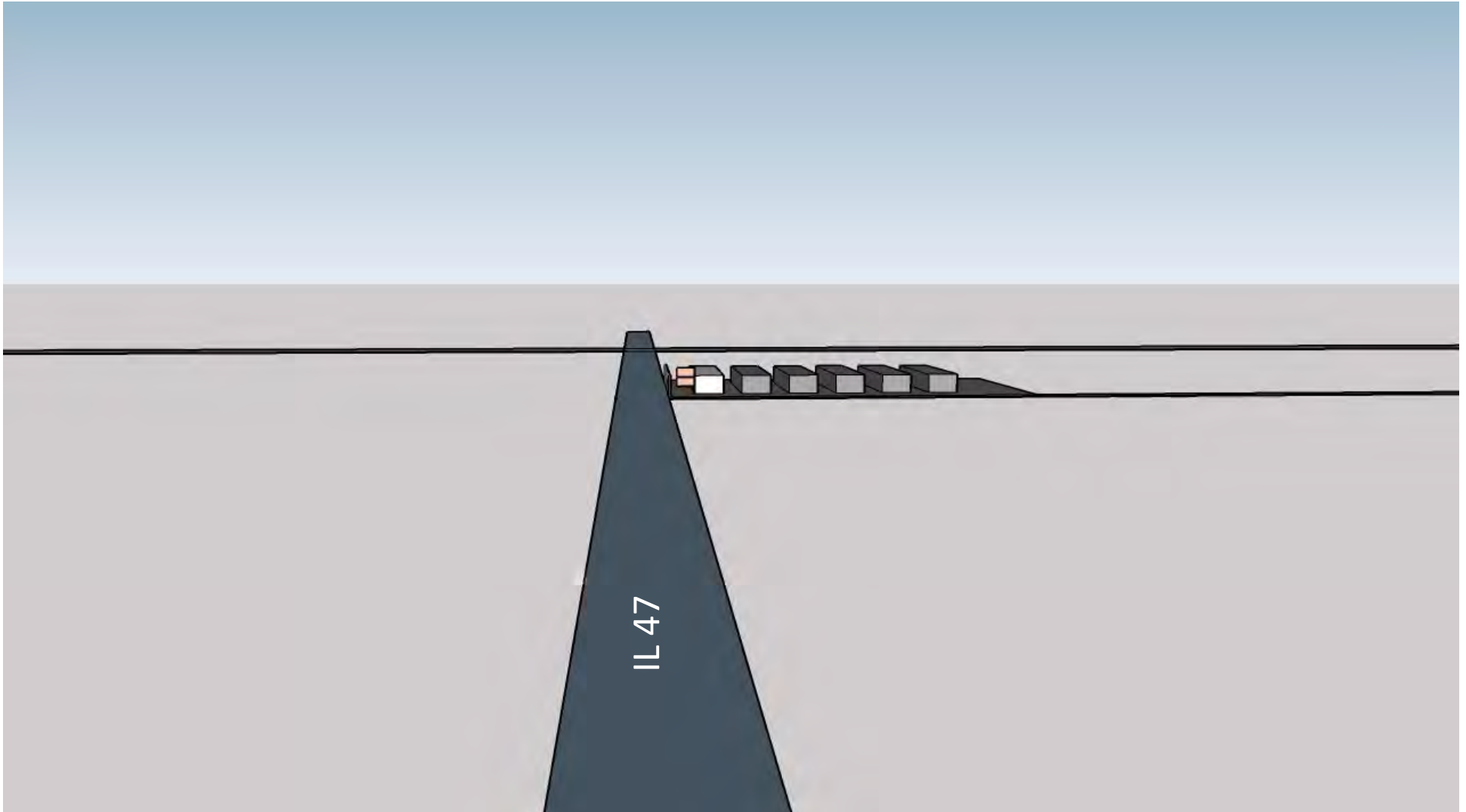


Facing Southeast from north side of CR 1675N

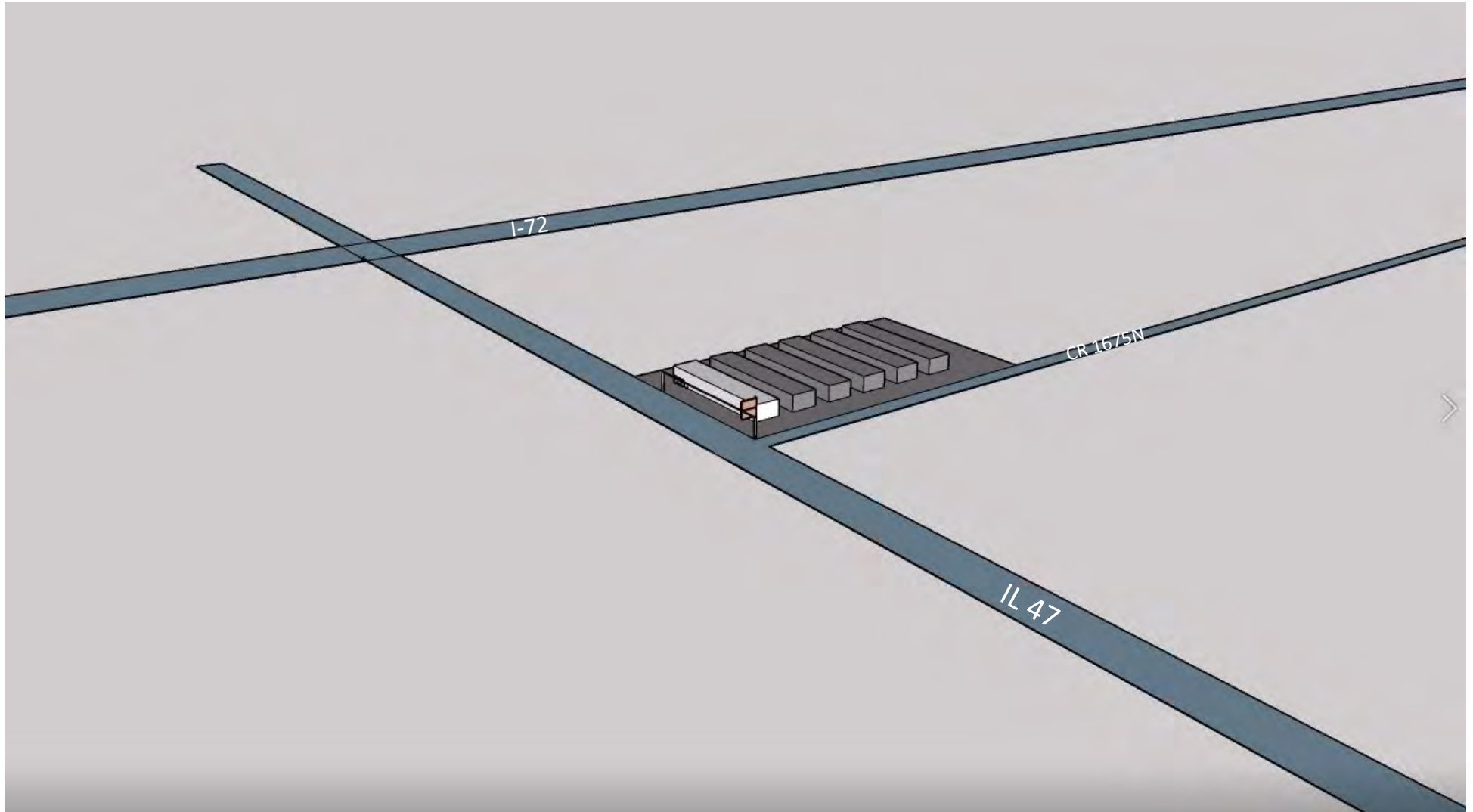




Facing Southeast from north side of CR 1675N

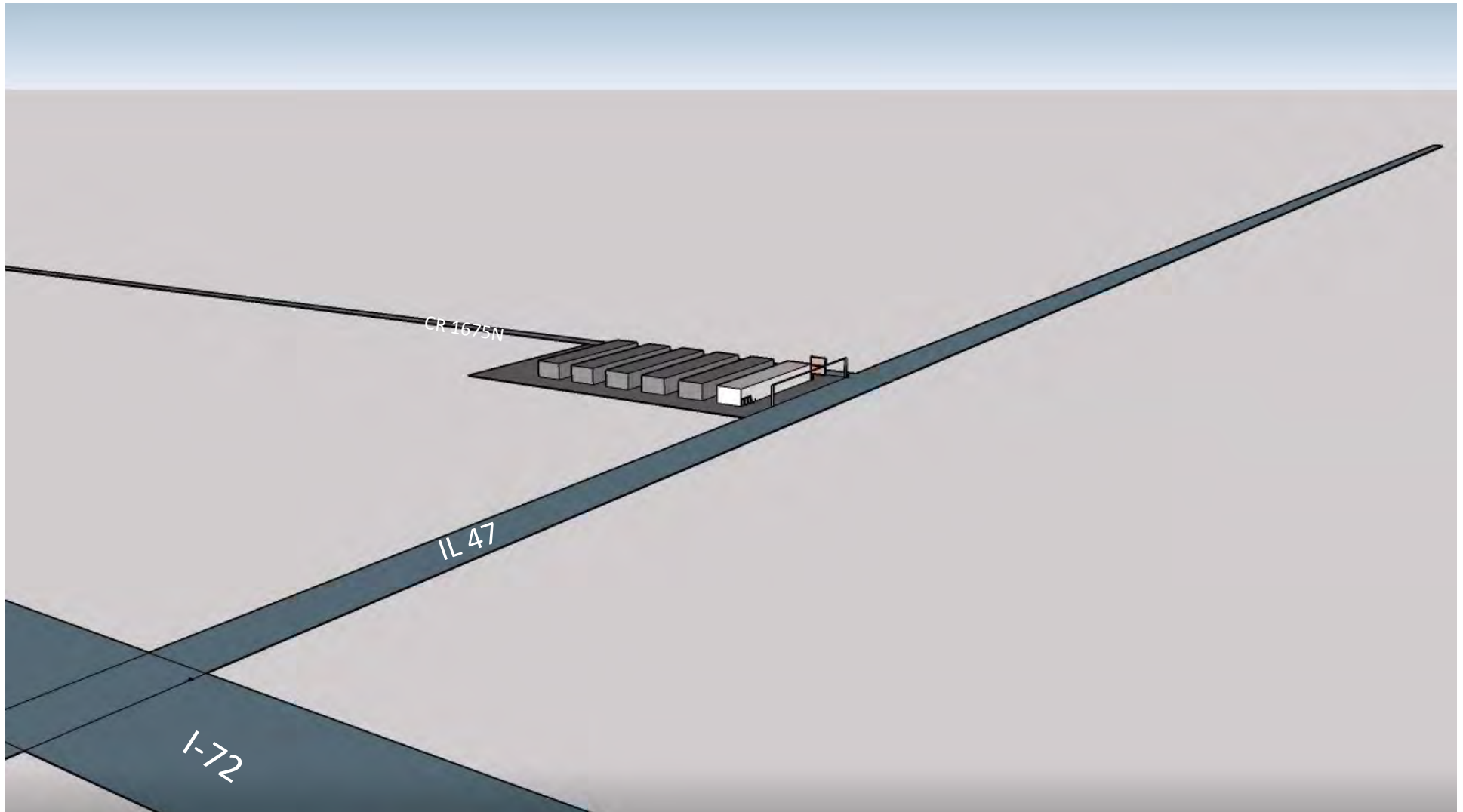


Facing South from IL 47 north of CR 1675N

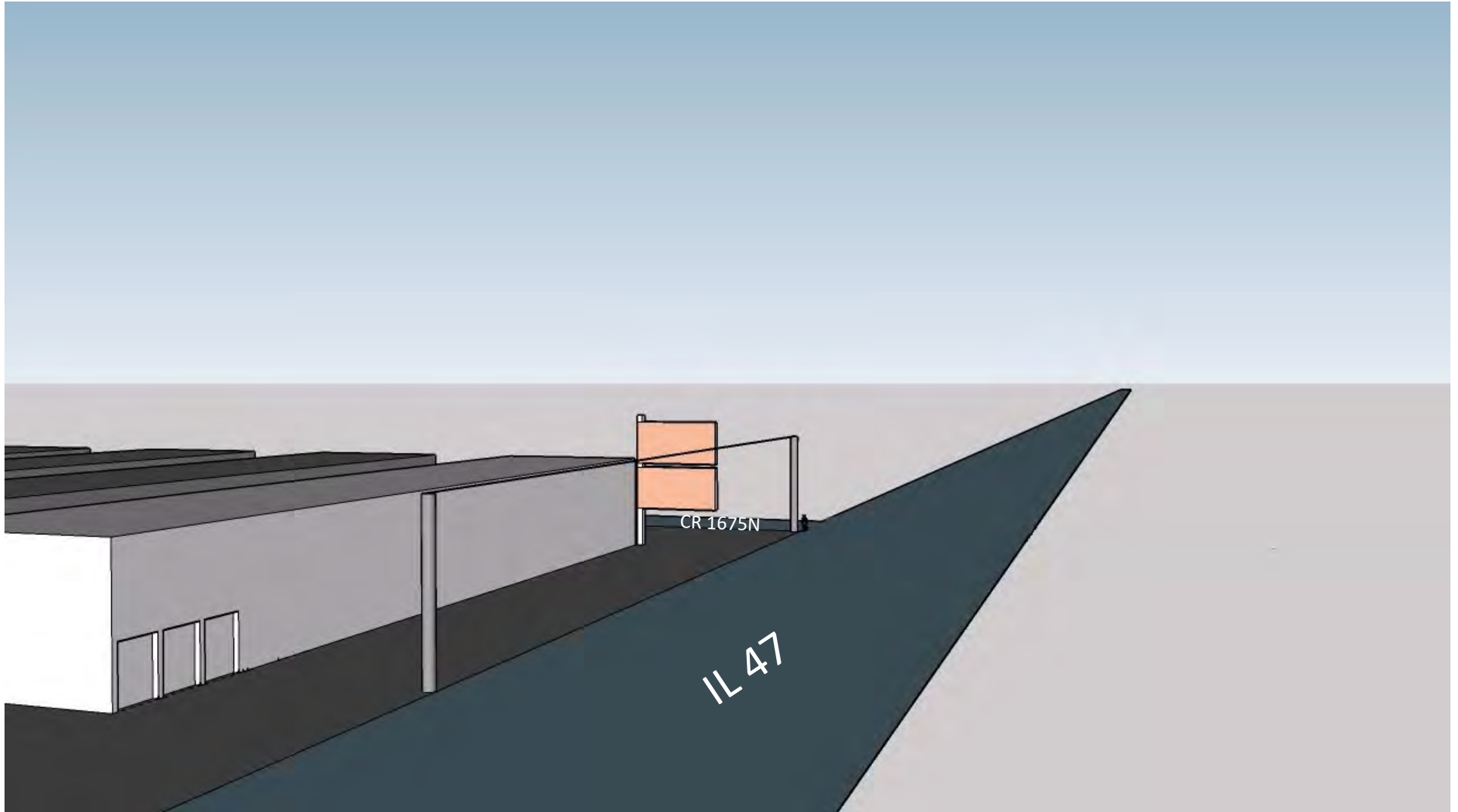


Facing Southwest from north side of CR 1675N and east of IL 47

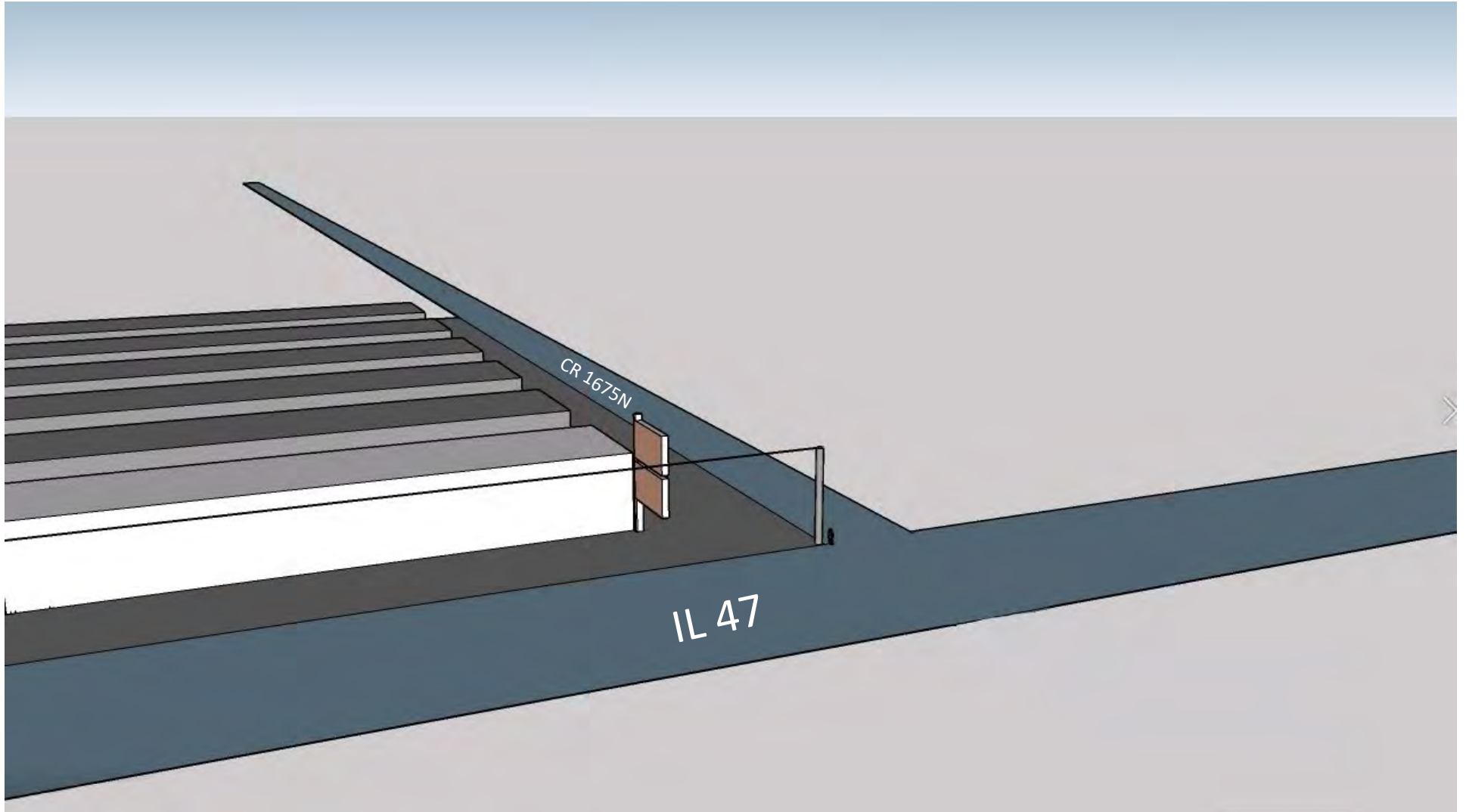




Facing Northwest from southeast of I-72 interchange at IL-47

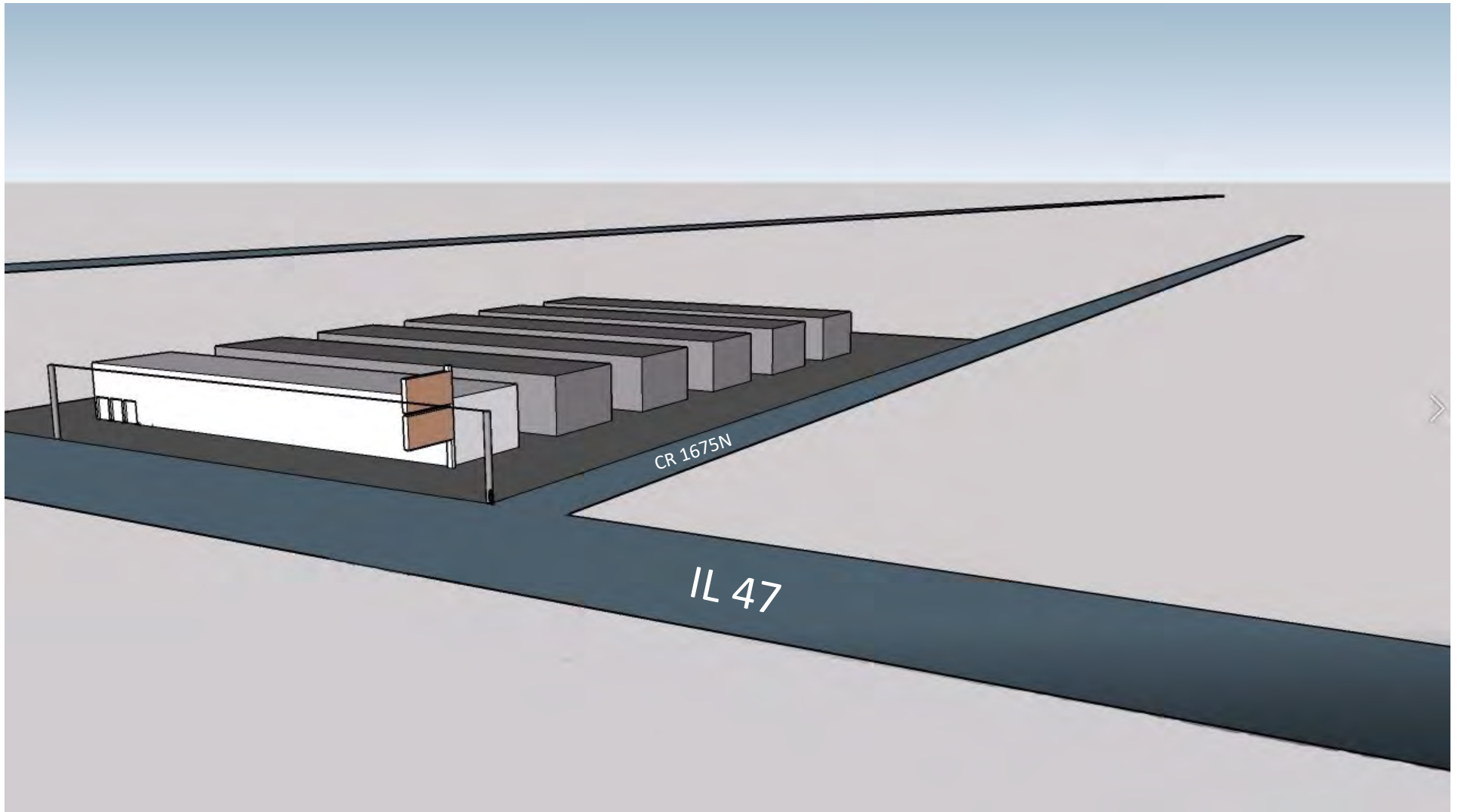


Facing Northwest from east side of IL 47 south of CR 1675N

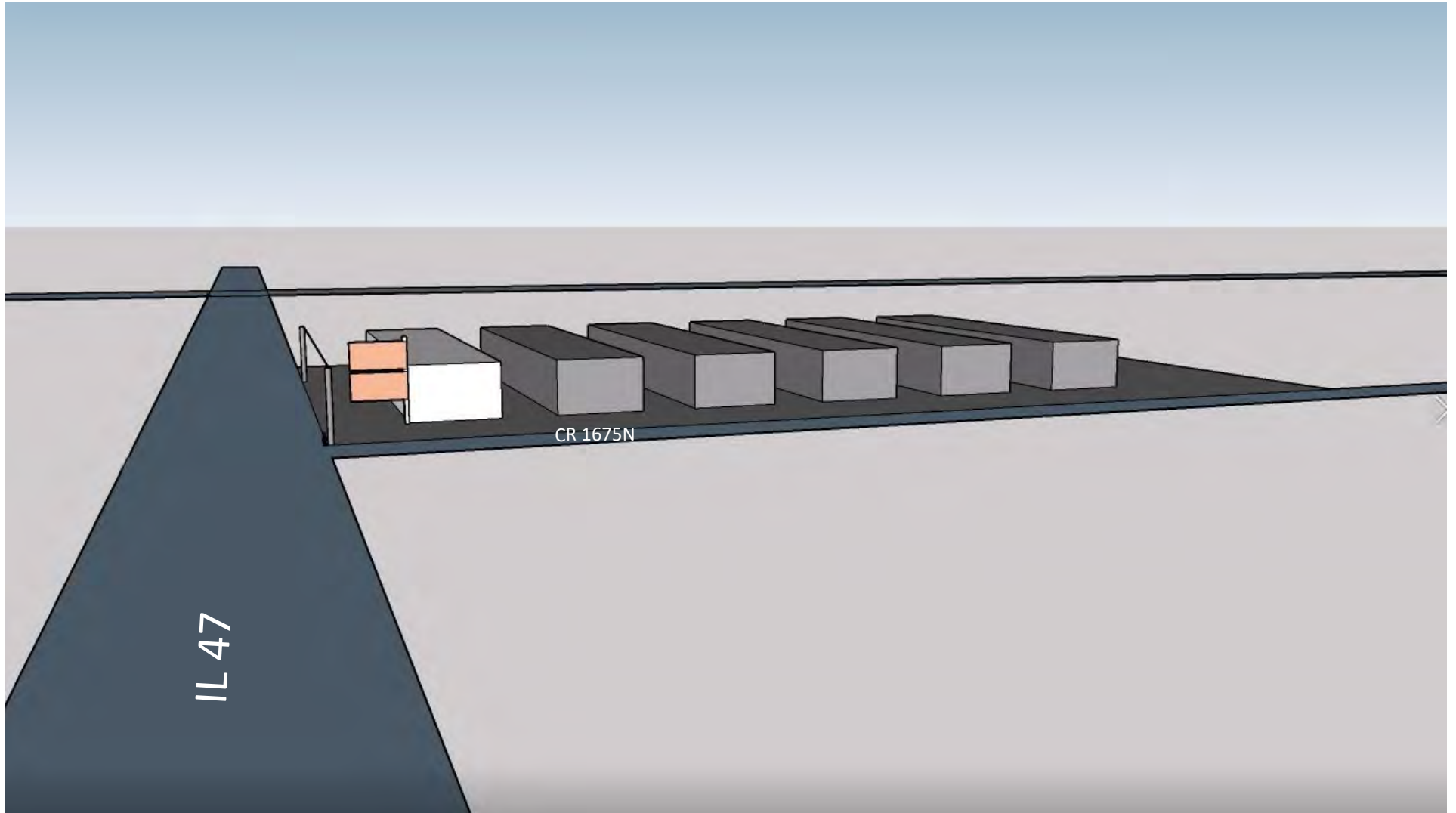


Facing Northwest from south side of CR 1675N east of IL 47

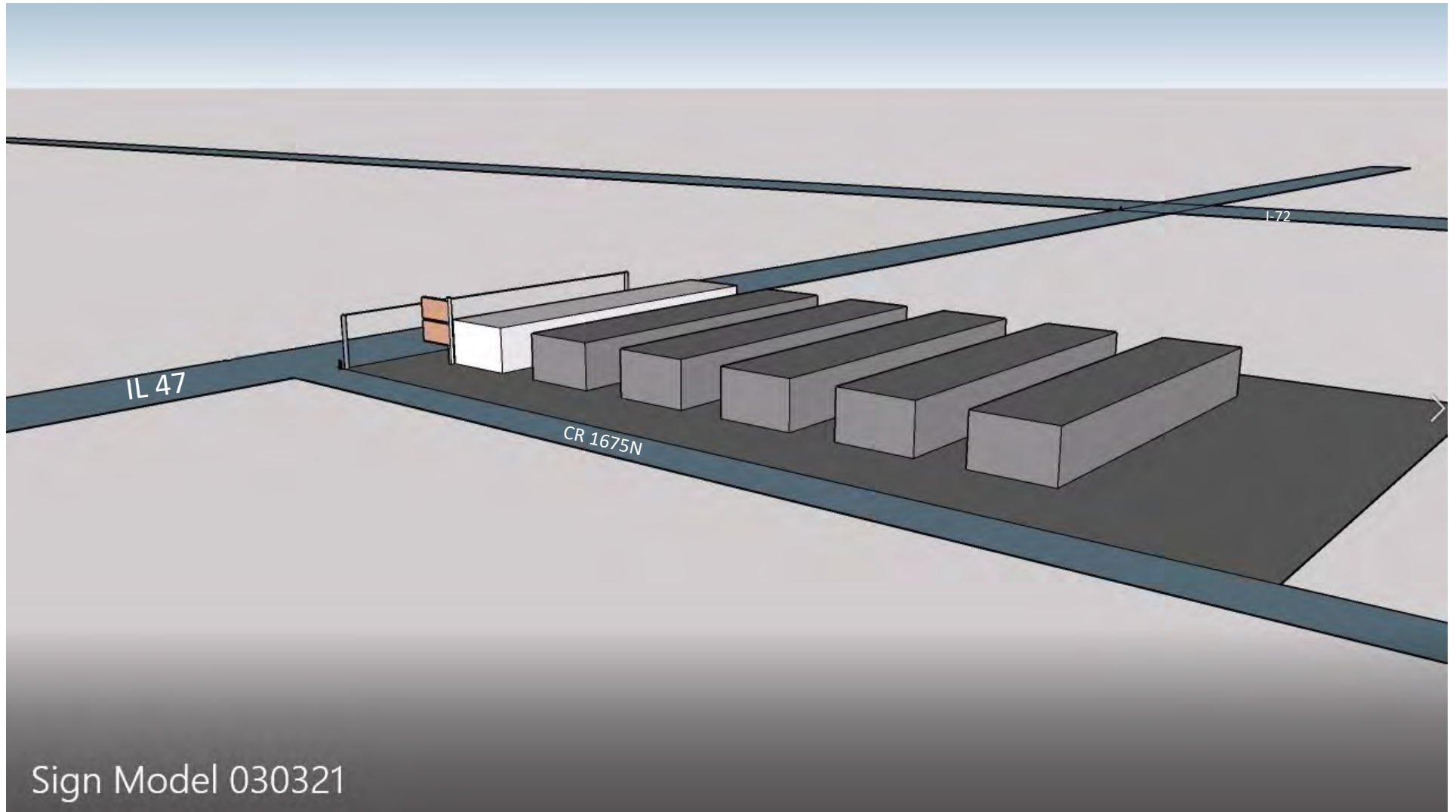




Facing Southwest from north side of CR 1675N east of IL 47

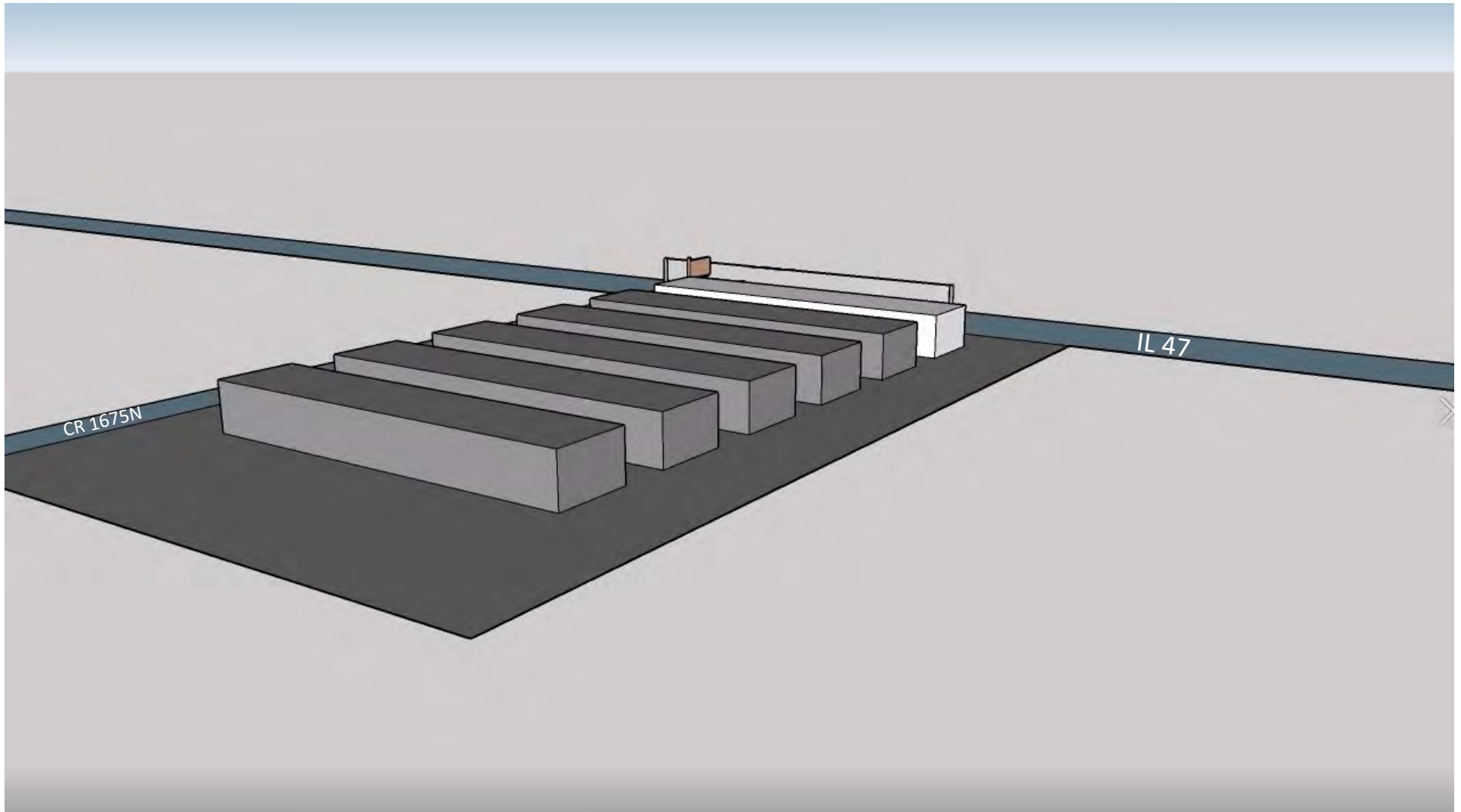


Facing South-southwest from north side of CR 1675N on IL 47

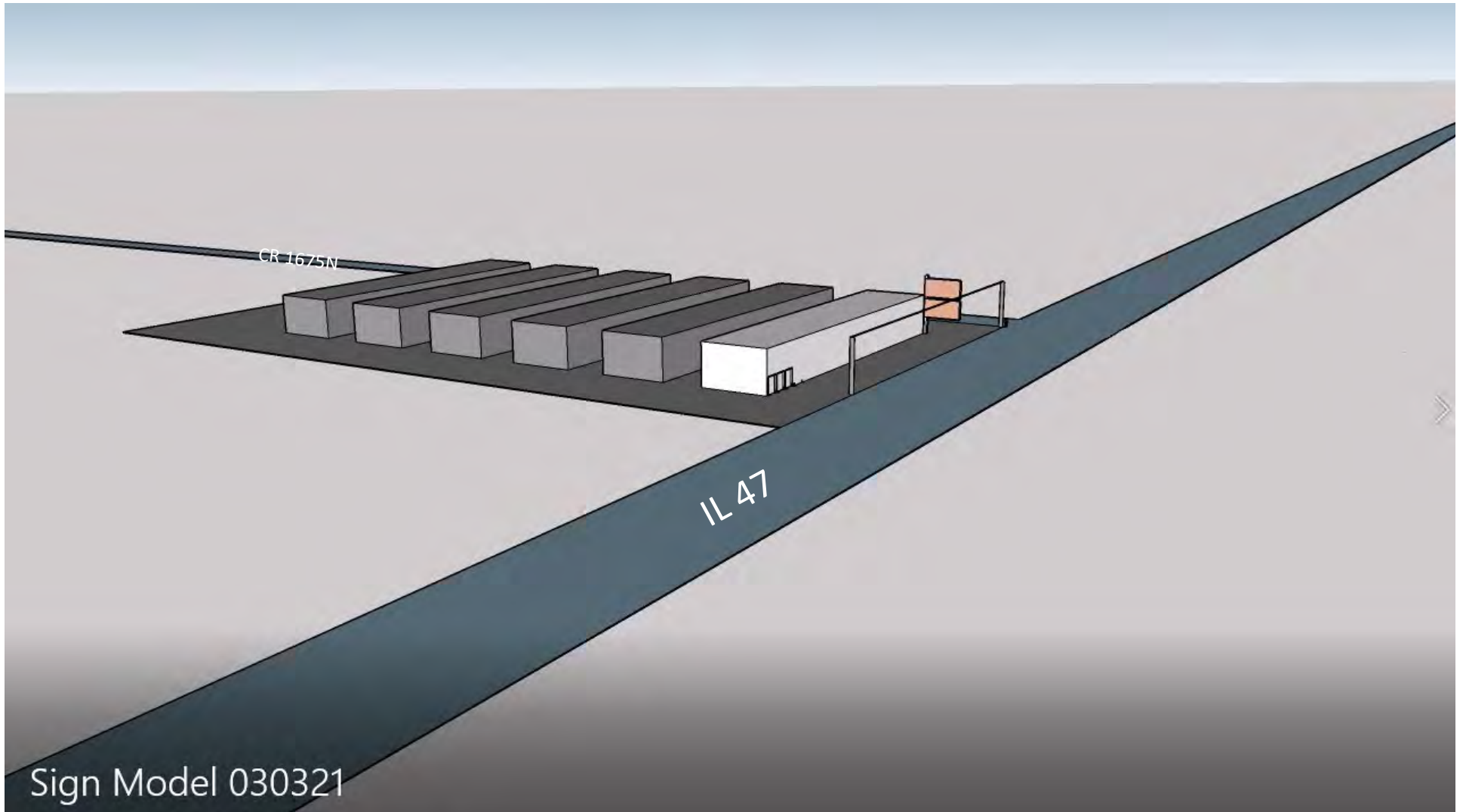


Facing Southeast from north side of CR 1675N west of IL 47

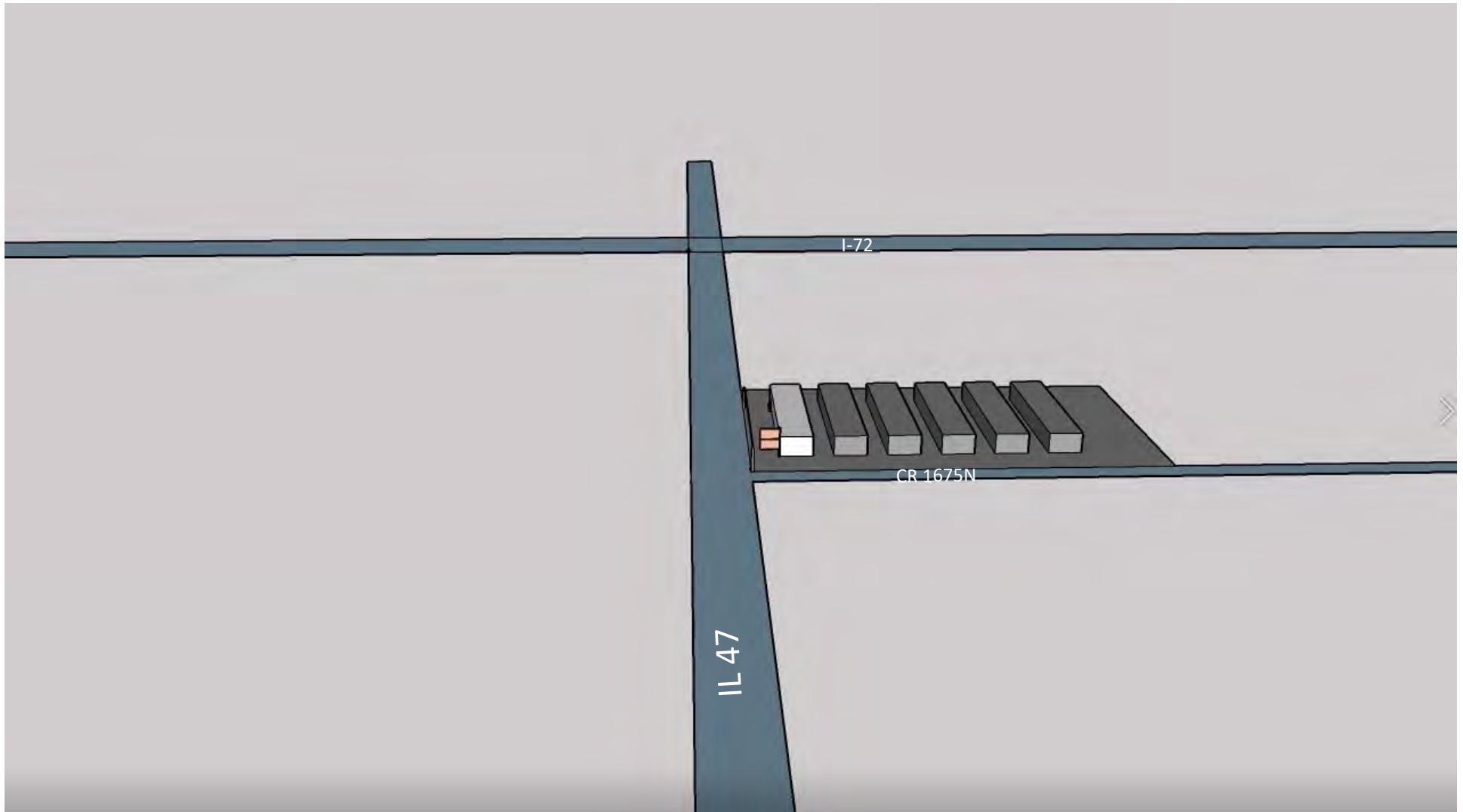




Facing Northeast from south side of CR 1675N west of IL 47



Facing Northwest from south side of CR 1675N east of IL 47



Facing South from IL 47 north of CR 1675N