

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **May 11, 2017**
Time: **7:00 P.M.**
Place: **John Dimit Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802**

**Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Lierman Ave.
and enter building through Northeast
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (March 16, 2017)
5. Continued Public Hearings
6. New Public Hearings

**Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.**

*** Cases 868-S-17 and 874-V-17** Petitioner: **Topflight Grain Coop, Inc. and Scott Docherty, General Manager and officers: Kyle Johnson, Greg Briggs and Cary Hinton**

*** Case 868-S-17:** Request: **Authorize the construction of 2 grain storage tanks with a height of 145 feet 2 inches as a Special Use in the AG-1, Agriculture and I-1 Light Industry Zoning Districts, per Section 4.3.1 of the Champaign County zoning Ordinance.**

***Case 874-V-17:** Request: **Part A: Authorize a variance for the construction of 2 grain storage tanks with a front yard of 11 feet and a setback of 30 feet from the centerline of a local street in lieu of the minimum required 25 feet and 55 feet, respectively, in the AG-1 Agriculture and I-1 Light Industry Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Part B: Authorize a variance for the construction of 1 grain storage tank with a rear yard of 15 feet for the portion of the western storage tank that is in the I-1 Zoning District in lieu of the minimum required 20 feet.

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***Case 874-V-17 cont.:**

Part C: Authorize a variance for the construction of 1 grain storage tank with a rear yard of 11 feet for the portion of the western storage tank that is in the AG-1 Zoning District in lieu of the minimum required 25 feet.

Part D: Authorize a variance for the construction of 1 grain storage tank with a rear yard of 11 feet for the eastern storage tank that is entirely in the AG-1 Zoning District, in lieu of the minimum required 25 feet.

Location: **A 2.25 acre tract located in Seymour, bounded by Main Street to the west, Front Street to the south , and the railroad tracks to the north, in the Southwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and commonly known as the Topflight Grain Cooperative Elevator at 202 North Main Street, Seymour.**

Cases 872-S-17 and 876-V-17 Petitioner: **Eldean Bergman, d.b.a. Border Magic, LLC, with Kyle Britt and Alexander Wilson, d.b.a. Big Rig Diesel Service, LLC**

***Case 872-S-17:** Request: **Authorize multiple principal uses and buildings on the same lot consisting of an existing landscape materials salesroom, an existing diesel truck maintenance facility, and an existing warehouse as a Special Use in the B-4 General Business Zoning District on the subject property described below.**

***Case 876-V-17:** Request: **Authorize two principal structures with 3 feet of open space between them, in lieu of the minimum required 20 feet of open space in the B-4 General Business Zoning District, per Section 4.2.1F.2. of the Zoning Ordinance on the subject property described below.**

Location: **Lots 1 and 2 of Pete Johnson Subdivision of Section 21 in Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and commonly known as the Border Magic salesroom and Big Rig Diesel truck repair, with an address of 1503 CR 2700N, Rantoul.**

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.**