

## **CASE NO. 900-V-18**

*PRELIMINARY MEMORANDUM*

*May 10, 2018*

Petitioner: **William and Joni Markel**

Request: **Authorize the following variance from the Champaign County Zoning Ordinance in the CR Conservation Recreation Zoning District:**

**Authorize the construction and use of a detached garage with a front yard of 10 feet in lieu of the minimum required 25 feet on a flag lot, per Section 5.3 of the Zoning Ordinance.**

Subject Property: **A 6.02 acre tract that is part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the residence at 1106 CR 2375E, Homer.**

Site Area: **6.02 acres**

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

Prepared by: **Susan Burgstrom**  
Senior Planner

**John Hall**  
Zoning Administrator

---

## **BACKGROUND**

The Petitioner requests a variance to construct a detached garage that has a smaller front yard than the minimum required by ordinance. Steep terrain, wooded areas, a flood hazard area, the existing residence, loop driveway, and the septic system severely limit construction to the southwest corner of the property. Staff has prepared an annotated aerial photo showing the limitations (Attachment C).

The Petitioner has spoken with neighbors due west and south of the proposed garage site. Both have agreed that a 10 foot setback from the property line will be sufficient. Signed agreements were provided with the application received March 22, 2018 (Attachment D).

Aerial photos indicate a large detached building southeast of the house. There is no permit on file for this building, so a special condition has been added to ensure that the petitioner would include it on the permit and pay associated fees.

## **EXTRATERRITORIAL JURISDICTION**

The subject property is not within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning.

The subject property is located within Sidney Township, which does not have a Plan Commission.

---

## EXISTING LAND USE AND ZONING

**Table 1. Land Use and Zoning in the Vicinity**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
Onsite	Single Family Residence	CR Conservation Recreation
North	Single Family Residence	CR Conservation Recreation
East	Single Family Residences	AG-1 Agriculture
West (north side of flag lot access)	Single Family Residence	CR Conservation Recreation
West (south side of flag lot access)	Single Family Residence	CR Conservation Recreation
West (west of CR 2375E)	Single Family Residence	AG-1 Agriculture
South	Single Family Residence	AG-1 Agriculture

## PROPOSED SPECIAL CONDITION

- A. **The petitioner shall include the unauthorized existing detached building in the Zoning Use Permit Application for the proposed garage and pay associated permit fees for both the existing and proposed buildings.**

The special condition stated above is to ensure the following:

**That all structures on the subject property have the required Zoning Use Permits.**

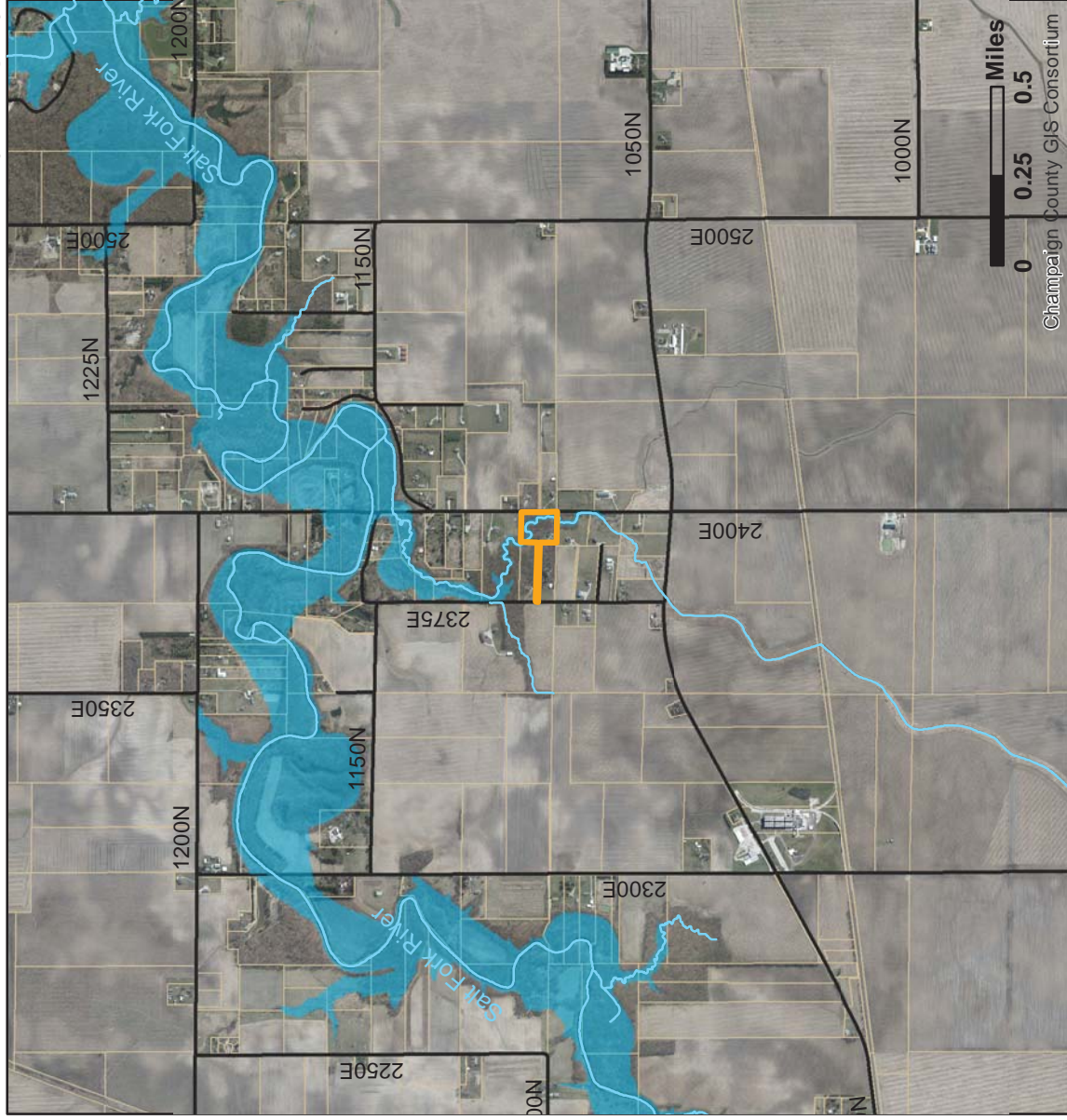
## ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received March 22, 2018 – 3 pages
- C 2017 aerial photo annotated by staff, dated May 8, 2018
- D Letters of support from neighbors Jim Wilsey, Michael and Kathy Ottney received March 22, 2018
- E Photo: view to west of proposed building received March 22, 2018
- F Images of Subject Property taken by staff on May 8, 2018
- G Draft Summary of Evidence, Finding of Fact, and Final Determination dated May 17, 2018

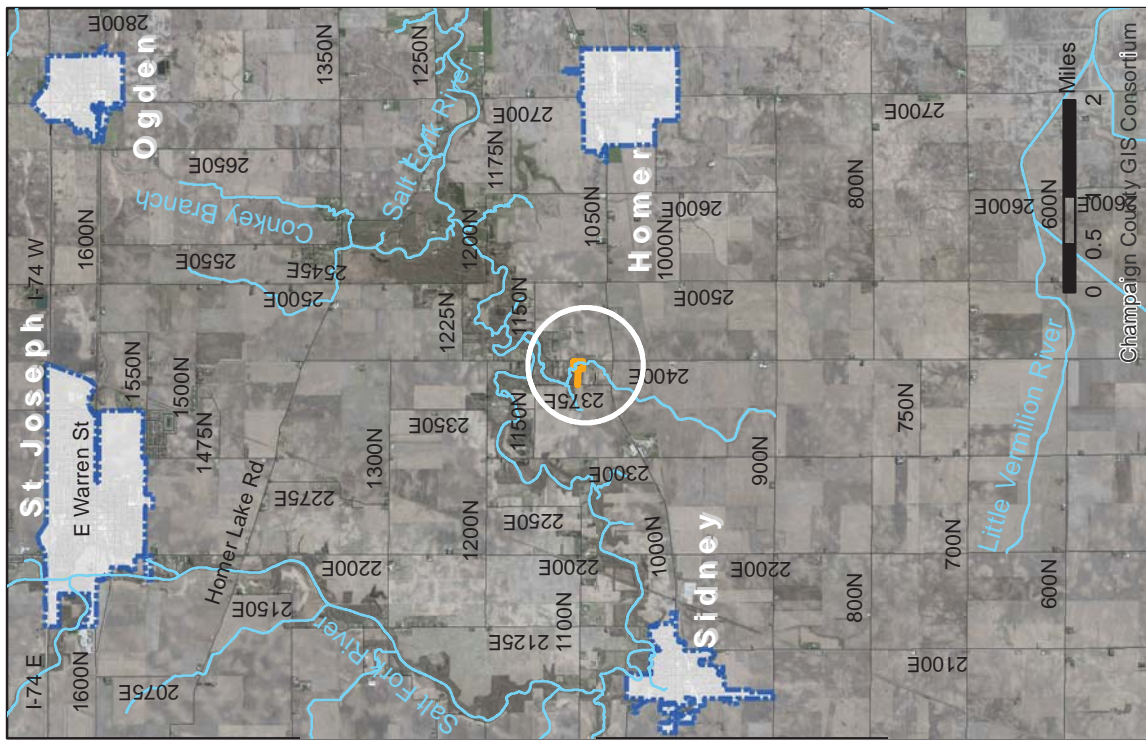
# Location Map

Case 900-V-18  
May 17, 2018




Subject Property



Property location in Champaign County



## Legend

-  Subject Property
-  Streets
-  FEMA Flood Hazard Area 2013
-  Streams
-  Municipal Boundary
-  Parcels

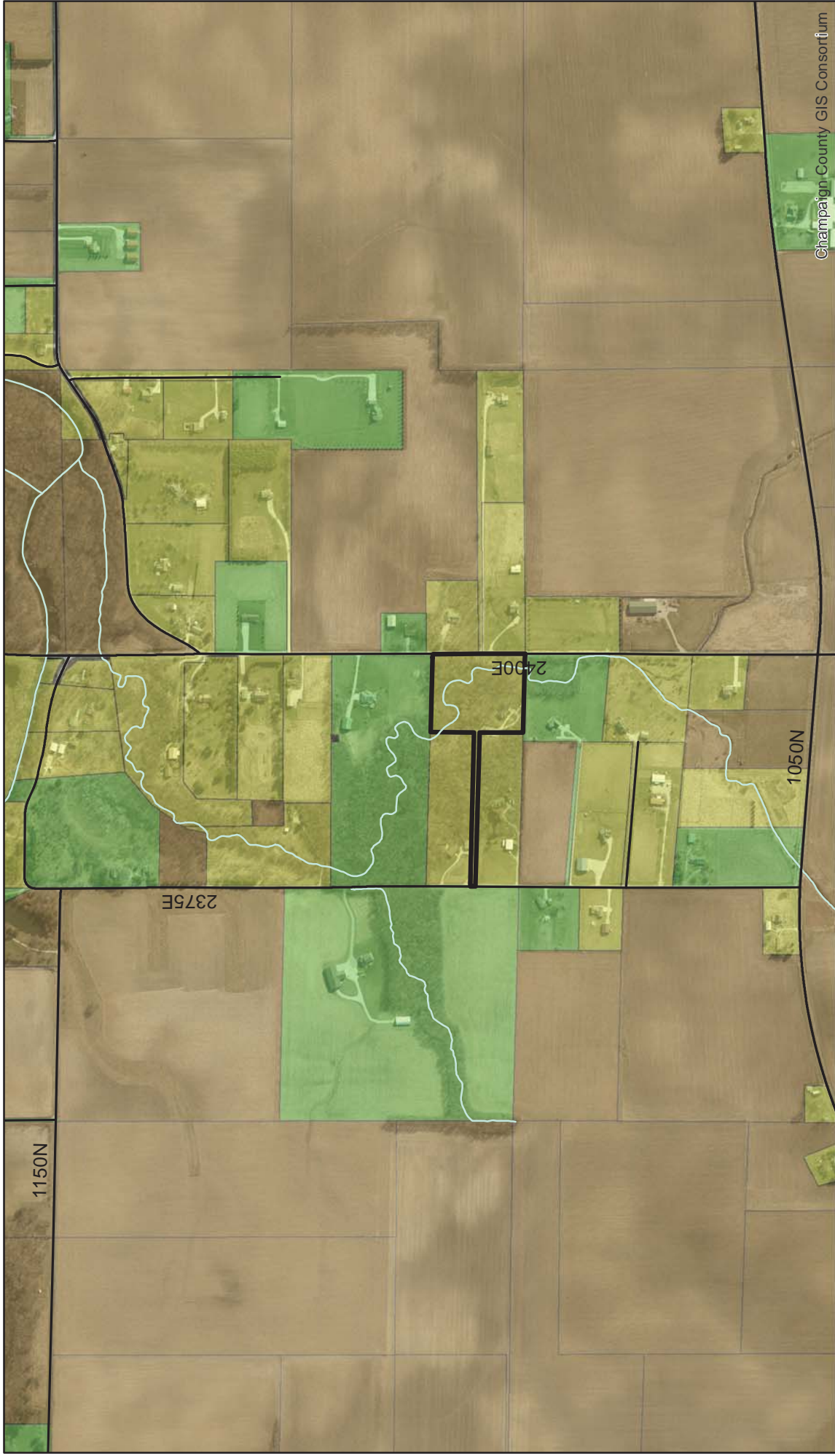


Champaign County  
Department of  
**PLANNING &  
ZONING**



# Land Use Map

Case 900-V-18  
May 17, 2018



## Legend

-  Residential
-  Ag with dwelling
-  Agriculture
-  Subject Property
-  Streams

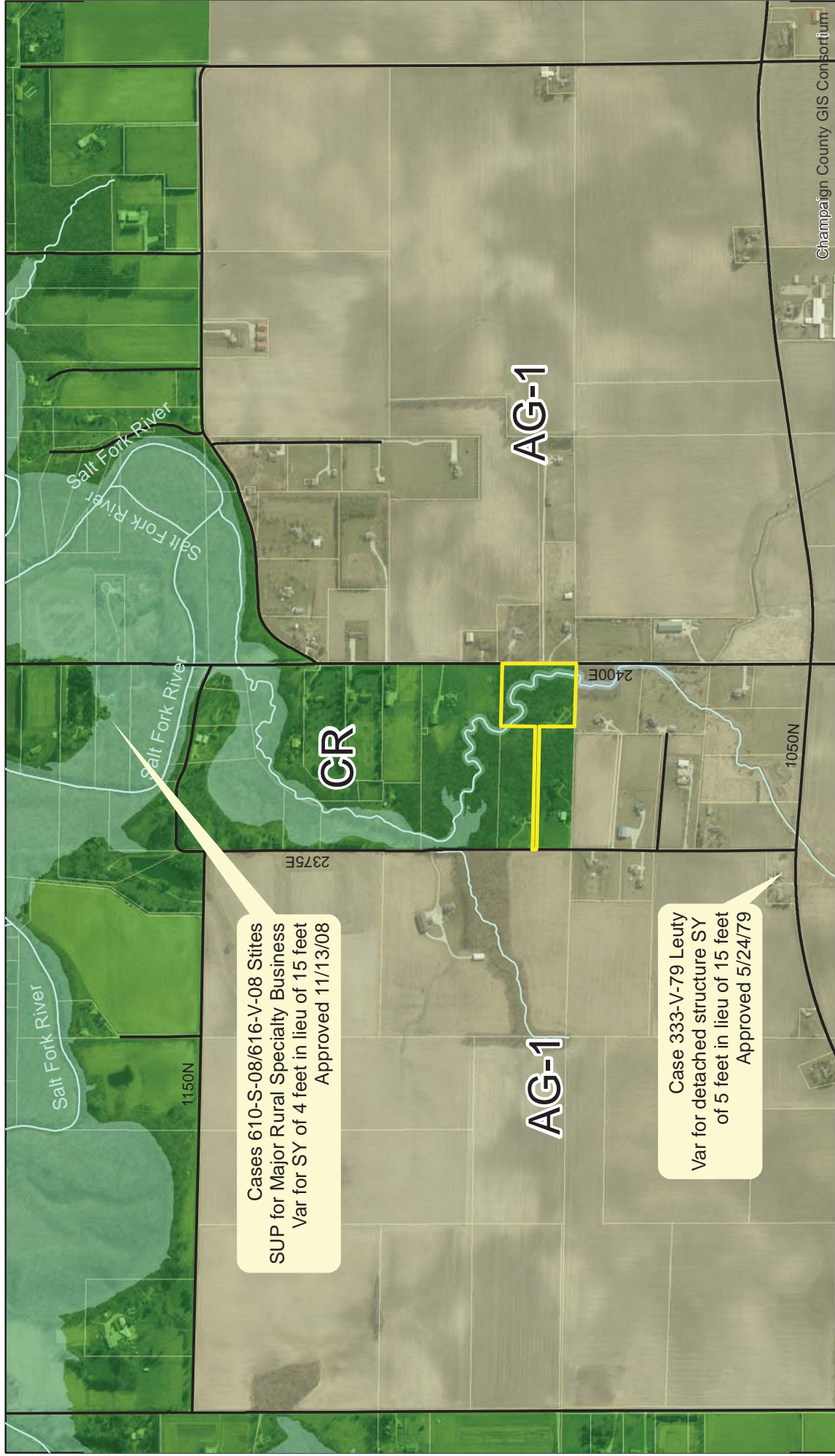


Champaign County  
Department of  
**PLANNING &  
ZONING**

Champaign County GIS Consortium

# Zoning Map

Case 900-V-18  
May 17, 2018



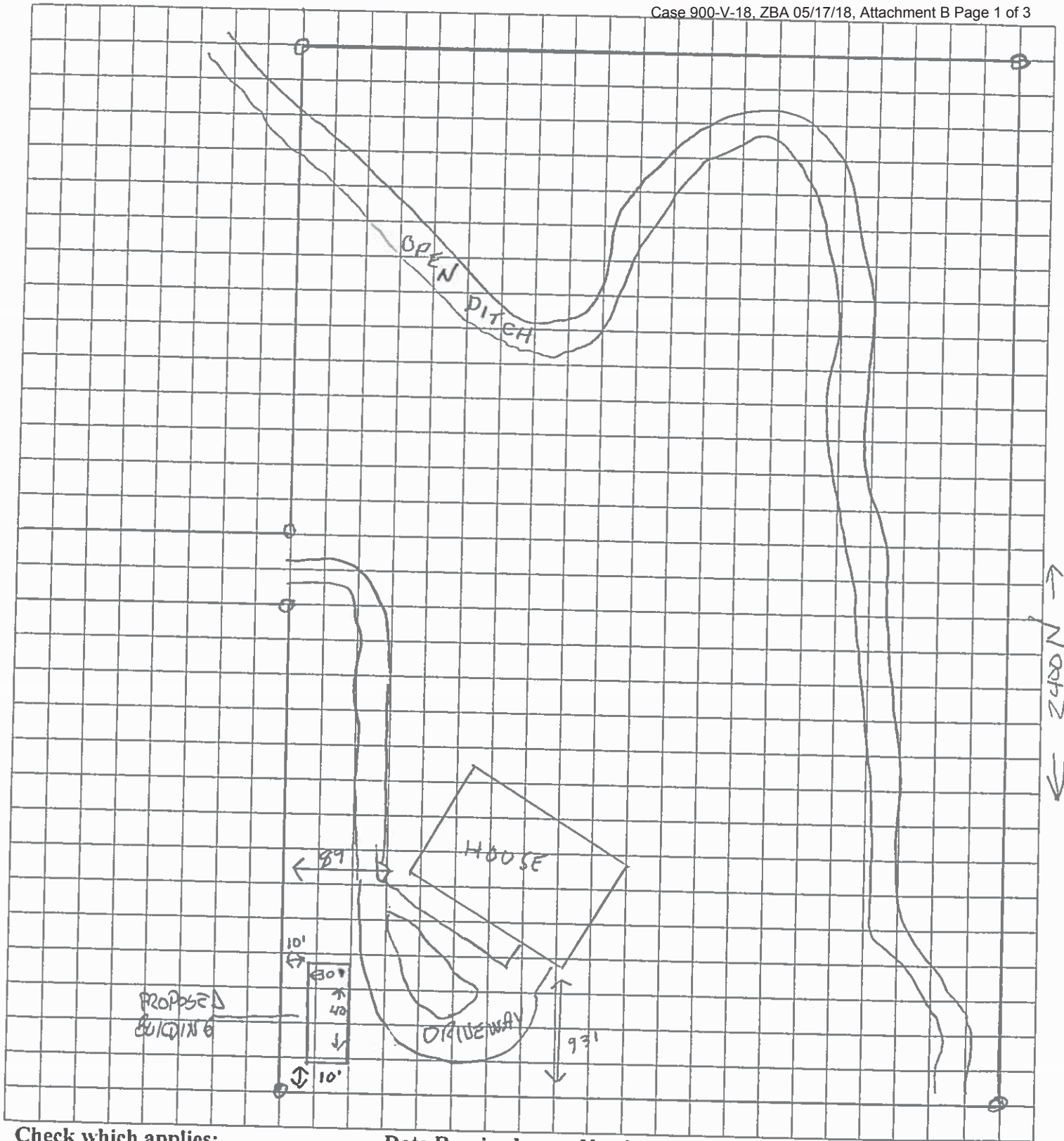
## Legend

-  Subject Property
-  Parcels
-  Streams
-  FEMA Flood Hazard Area 2013
-  AG-1
-  CR



Champaign County  
Department of  
PLANNING &  
ZONING

Champaign County GIS Consortium



Check which applies:

- Site Plan
- Erosion & Sediment. Control Plan
- Other: \_\_\_\_\_

Date Received:

North Arrow:

Approval (Office Use Only):

Permit Application No. \_\_\_\_\_

Applicant Name: \_\_\_\_\_

**RECEIVED**

MAR 22 2018

CHAMPAIGN CO. P & Z DEPARTMENT

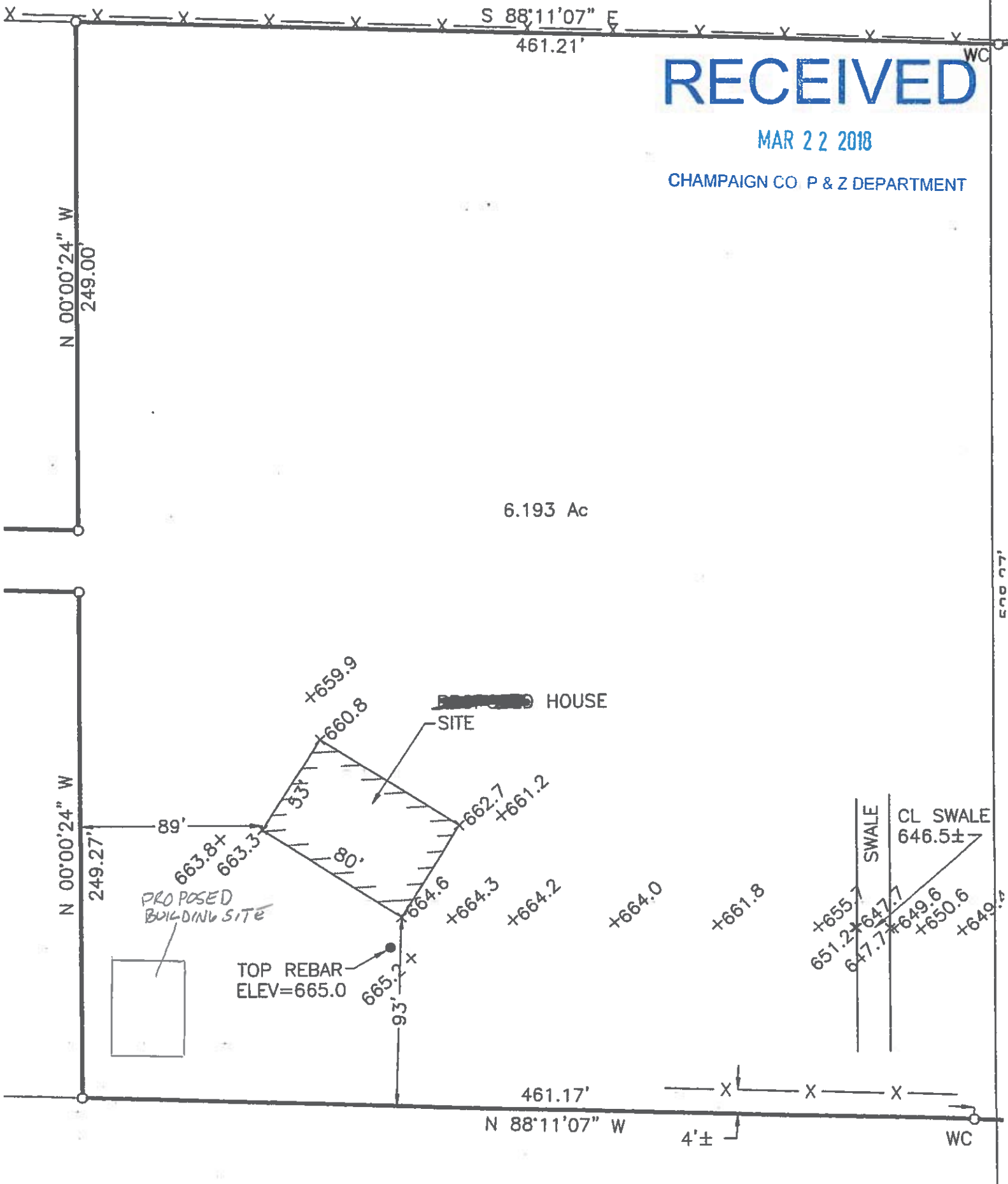


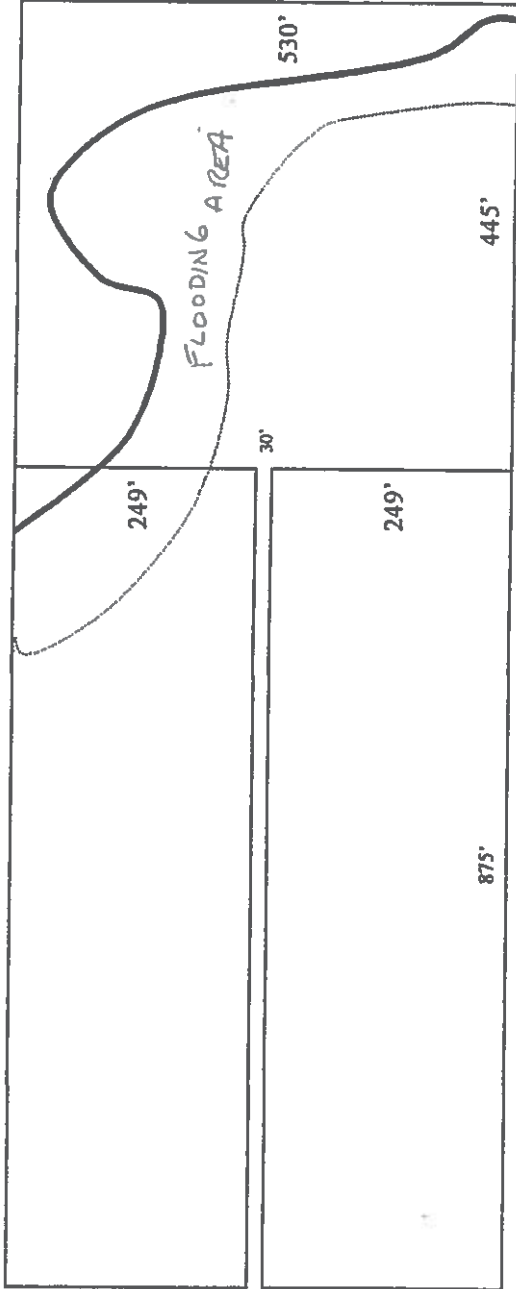
# RECEIVED

MAR 22 2018

CHAMPAIGN CO P & Z DEPARTMENT

6.193 Ac





**THE MARKELS**

parcel of land  
2375E Homer

RECEIVED

MAR 22 2018

CHAMPAIGN CO P & Z DEPARTMENT



# 2017 Aerial

Case 900-V-18  
May 17, 2018



Champaign County GIS Consortium

PLANNING & ZONING

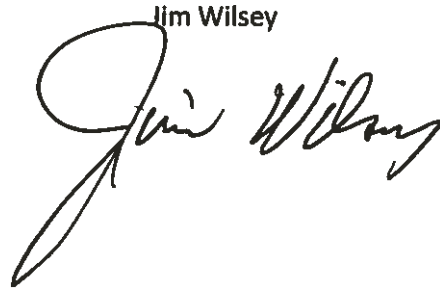


- Legend**
- Subject Property
  - FEMA Flood Hazard Area
  - Parcels
  - Streams

3/21/18

To whom it may concern

I am the property owner due South of the proposed building site 1106 CR 2375 East Homer, IL. I have discussed this with the Markel's and have agreed that a 10' setback will be sufficient.

Jim Wilsey  


RECEIVED

MAR 22 2018

CHAMPAIGN CO. P & Z DEPARTMENT

To whom it may concern

We are the property owners due West of the proposed building site 1106 CR 2375 East Homer Il. We have discussed this with the Markel's and have agreed that a 10' setback will be sufficient.

Michael and Kathy Ottney

Handwritten signatures in blue ink. The top signature is "Katherine Ottney" and the bottom signature is "Michael Ottney".

RECEIVED

FEB 22 2018

CHAMPAIGN CO. P & Z DEPARTMENT





VIEW TO WEST OF PROPOSED BUILDING



### 900-V-18 Site Images



**Clearing marked off for proposed garage (just beyond gravel)**



**House to left (NE) of proposed garage**



### 900-V-18 Site Images



**From far end of proposed garage site, facing north toward house**



**From side of house, facing wooded slope area north of house**



### 900-V-18 Site Images



**From south edge of proposed garage site, facing south to nearest residence**



**From gravel drive, facing east – wooded buffer in front of next residence**



**PRELIMINARY DRAFT**

**Case 900-V-18**

**SUMMARY OF EVIDENCE, FINDING OF FACT  
AND FINAL DETERMINATION  
of  
Champaign County Zoning Board of Appeals**

---

Final Determination: *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}*

Date: *{May 17, 2018}*

Petitioners: **William and Joni Markel**

Request: **Authorize the following variance in the CR Conservation Recreation  
Zoning District:**

**Authorize the construction and use of a detached garage with a front  
yard of 10 feet in lieu of the minimum required 25 feet on a flag lot, per  
Section 5.3 of the Zoning Ordinance.**

---

**Table of Contents**

**General Application Information..... 2**  
**Requested Variance ..... 3**  
**Specific Ordinance Requirements ..... 3 - 5**  
**Variance Evidence ..... 5 - 7**  
**Documents of Record..... 8**  
**Case 900-V-18 Findings of Fact..... 9**  
**Case 900-V-18 Final Determination ..... 10**



***PRELIMINARY DRAFT***

**SUMMARY OF EVIDENCE**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **May 17, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioners William and Joni Markel own the subject property.
2. The subject property is a 6.02 acre tract that is part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the residence at 1106 CR 2375E, Homer.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
  - A. The subject property is not within the one and one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning. Municipalities do not have protest rights on a variance and are not notified of such cases.
  - B. The subject property is not located within a Township that has a Plan Commission. Townships with Plan Commissions have protest rights on a variance and are notified of such cases.

***GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY***

4. Land use and zoning on the subject property and in the vicinity are as follows:
  - A. The subject property is a 6.02 acre lot zoned CR Conservation Recreation. Land use is a single family residence.
  - B. Land to the north is zoned CR Conservation Recreation and is residential in use.
  - C. Land to the west on the north side of the flag lot access strip is zoned CR Conservation Recreation and is residential in use.
  - D. Land to the west on the south side of the flag lot access strip is zoned CR Conservation Recreation and is residential in use.
  - E. Land on the west side of CR 2375E is zoned AG-1 Agriculture and is agricultural in use.
  - F. Land to the south is zoned AG-1 Agriculture and is a mix of agriculture and single family residences.
  - G. Land to the east is zoned AG-1 Agriculture and is a mix of agriculture and single family residences.

***GENERALLY REGARDING THE PROPOSED SITE PLAN***

5. Regarding the site plan received March 22, 2018:
  - A. Existing features on the subject property include:
    - (1) One 3,300 square feet residence with attached garage in the southwest corner of the property.

**PRELIMINARY DRAFT****Case 900-V-18**

Page 3 of 10

- (2) One 470 square feet detached building southeast of the residence; there is no permit on file for this building.
- B. Proposed features include:
  - (1) A 1,200 square feet detached garage southwest of the residence.
- C. There is one previous Zoning Use Permit for the subject property:
  - (1) ZUPA #142-02-02 was approved for Deb and Bob Lundquist on June 11, 2002 for the construction of a single family home with attached garage.
- D. There are no prior Zoning Cases for the subject property.
- E. The required variance is as follows:
  - (1) Authorize the construction and use of a detached garage with a front yard of 10 feet in lieu of the minimum required 25 feet on a flag lot, per Section 5.3 of the Zoning Ordinance.

**GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES**

- 6. Regarding authorization for the proposed variance:
  - A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Variance (capitalized words are defined in the Ordinance):
    - (1) “ACCESS” is the way MOTOR VEHICLES move between a STREET or ALLEY and the principal USE or STRUCTURE on a LOT abutting such STREET or ALLEY.
    - (2) “ACCESS STRIP” is that part of a FLAG LOT which provides the principal ACCESS to the LOT, and has FRONTAGE upon a STREET.
    - (3) “ACCESSORY BUILDING” is a BUILDING on the same LOT with the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE, either detached from or attached to the MAIN or PRINCIPAL STRUCTURE, and subordinate to and used for purposes customarily incidental to the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE.
    - (4) “AREA, LOT” is the total area within the LOT LINES.
    - (5) “BUILDING, DETACHED” is a BUILDING having no walls in common with other BUILDINGS.
    - (6) “DWELLING” is a BUILDING or MANUFACTURED HOME designated for non-transient residential living purposes and containing one or more DWELLING UNITS and/or LODGING UNITS.
    - (7) “FRONTAGE” is that portion of a LOT abutting a STREET or ALLEY.
    - (8) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.

***PRELIMINARY DRAFT***

- (9) “LOT DEPTH” is the distance between the midpoint of the FRONT LOT LINE and the midpoint of the REAR LOT LINE or LINES.
- (10) “LOT, FLAG” is an interior LOT separated from STREETS by intervening LOTS except for an ACCESS STRIP which provides FRONTAGE upon a STREET.
- (11) “LOT LINE, FRONT” is a line dividing a LOT from a STREET or easement of ACCESS. On a CORNER LOT or a LOT otherwise abutting more than one STREET or easement of ACCESS only one such LOT LINE shall be deemed the FRONT LOT LINE.
- (12) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (13) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
- (a) MAJOR STREET: Federal or State highways.
  - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
  - (c) MINOR STREET: Township roads and other local roads.
- (14) “USE” is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted USE” or its equivalent shall not be deemed to include any NONCONFORMING USE.
- (15) “VARIANCE” is a deviation from the regulations or standards adopted by this ordinance which the Hearing Officer or the Zoning BOARD of Appeals are permitted to grant.
- (16) “YARD, FRONT” is a YARD extending the full width of a LOT and situated between the FRONT LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT. Where a LOT is located such that its REAR and FRONT LOT LINES each abut a STREET RIGHT-OF-WAY both such YARDS shall be classified as FRONT YARDS.
- (17) “YARD, SIDE” is a YARD situated between a side LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT and extending from the rear line of the required FRONT YARD to the front line of the required REAR YARD.
- B. The CR, Conservation-Recreation DISTRICT is intended to protect the public health by restricting development in areas subject to frequent or periodic floods and to conserve the natural and scenic areas generally along the major stream networks of the COUNTY.

**PRELIMINARY DRAFT****Case 900-V-18**

Page 5 of 10

- C. Paragraph 9.1.9 D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:
- (1) That the requirements of Paragraph 9.1.9 C. have been met and justify granting the variance. Paragraph 9.1.9 C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:
    - a. That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.
    - b. That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
    - c. That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
    - d. That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
    - e. That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
  - (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9 D.2.
- D. Regarding the proposed variance, minimum front yard in the CR Conservation Recreation District is established in Section 4.3.2. of the *Zoning Ordinance* as 25 feet.

**GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT**

7. Generally regarding the *Zoning Ordinance* requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
  - A. The Petitioner has testified on the application, **“Because the Southwest corner of the property is a hilltop this is the only place on the property for building, severe slope North and West of the house.”**
  - B. Section 4.3.4 F.7. states that the required yard on a flag lot shall be equal to the minimum required rear yard on the properties abutting the flag portion of the lot, which is a 25 feet rear yard in the CR District per Section 5.3.
  - C. An unnamed tributary of the Salt Fork River divides the property, and is surrounded by a 60 feet wide flood hazard area in the 2013 FEMA FIRM panel 17019C0475D, effective October 2, 2013. The proposed detached garage would not be located in the flood hazard area.
  - D. The subject property is primarily wooded, with only the southwest corner cleared for the residence and yard.



**PRELIMINARY DRAFT**

- E. The southwest corner is the highest and flattest part of the subject property; the buildable area is limited by the aerobic septic system just west of the house, trees, and uneven terrain.
- F. The existing driveway loops through the southwest corner of the property, leaving a minimal area between the driveway and the property line for construction.

**GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE**

- 8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
  - A. The Petitioner has testified on the application, **“The property owners to the West have agreed to a 10’ setback because property is only used as a buffer between homes.”**
  - B. Regarding the minimum front yard requirement, without the proposed variance, the petitioner would have to build a garage no larger than 800 square feet, or reconfigure the driveway.

**GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT**

- 9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:
  - A. The Petitioner has testified on the application, **“No. Didn’t realize there was a 25’ setback to the West.”**
  - B. The house was built prior to the petitioner purchasing the property in December 2015.

**GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE**

- 10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
  - A. The Petitioner has testified on the application, **“Since the owners to the West plan to maintain their property as natural woodlands they agreed that a 10’ setback is adequate.”**
  - B. Regarding a front yard of 10 feet in lieu of 25 feet: the requested variance for the front yard is 40% of the minimum required, for a variance of 60%.
  - C. Regarding a front yard of 10 feet in lieu of 25 feet: the Zoning Ordinance does not clearly state the considerations that underlie the minimum front yard requirements. Presumably, the front yard minimum is intended to ensure the following:
    - (1) Adequate separation from roads.
    - (2) Allow adequate area for road expansion and right-of-way acquisition.
    - (3) Parking, where applicable.

**PRELIMINARY DRAFT****Case 900-V-18**

Page 7 of 10

- (4) There are no known developments or road improvements that would trigger road expansion or additional right-of-way needs.

***GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE***

11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
- A. The Petitioner has testified on the application, **“As the Southwest corner if the highest point on our property water will gradually flow to the North and there will be no ponding.”**
  - B. The Petitioner has spoken with neighbors due west and south of the proposed garage site. Both have agreed that a 10 feet setback from the property line will be sufficient. Signed agreements were provided with the application received March 22, 2018.
  - C. The Sidney Township Road Commissioner has been notified of this variance but no comments have been received.
  - D. The Sidney Fire Protection District has been notified of this variance but no comments have been received.
    - (1) The nearest residential structure is 125 feet to the south.

***GENERALLY REGARDING ANY OTHER JUSTIFICATION FOR THE VARIANCE***

12. Generally regarding and other circumstances which justify the Variance:
- A. The Petitioner has testified on the application, **“I have already taken the initiative to talk with neighboring property owners about the proposed building. They are both fine with the 10’ setback.”**

***GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL***

13. Regarding proposed special conditions of approval:
- A. **The petitioner shall include the unauthorized existing detached building in the Zoning Use Permit Application for the proposed garage and pay associated permit fees for both the existing and proposed buildings.**

The special condition stated above is to ensure the following:

**That all structures on the subject property have the required Zoning Use Permits.**

***PRELIMINARY DRAFT***

**DOCUMENTS OF RECORD**

1. Variance Application received on March 22, 2018, with attachments:
  - A Site Plan – 3 pages
  - B Aerial photo of subject property
  - C Photo: view to west of proposed building
  - D Letter of support from neighbor Jim Wilsey
  - E Letter of support from neighbors Michael and Kathy Ottney
  
2. Private septic system inspection approval letter and plan from Champaign County Public Health Department received May 3, 2018
  
3. Preliminary Memorandum dated May 10, 2018, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Site Plan received March 22, 2018 – 3 pages
  - C 2017 aerial photo annotated by staff, dated May 8, 2018
  - D Letters of support from neighbors Jim Wilsey, Michael and Kathy Ottney received March 22, 2018
  - E Photo: view to west of proposed building received March 22, 2018
  - F Images of Subject Property taken by staff on May 8, 2018
  - G Draft Summary of Evidence, Finding of Fact, and Final Determination dated May 17, 2018

**FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **900-V-18** held on **May 17, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances *{DO / DO NOT}* exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: \_\_\_\_\_
2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied *{WILL / WILL NOT}* prevent reasonable or otherwise permitted use of the land or structure or construction because: \_\_\_\_\_
3. The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because: \_\_\_\_\_
4. The requested variance *{SUBJECT TO THE PROPOSED CONDITION}* *{IS / IS NOT}* in harmony with the general purpose and intent of the Ordinance because: \_\_\_\_\_
5. The requested variance *{SUBJECT TO THE PROPOSED CONDITION}* *{WILL / WILL NOT}* be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because: \_\_\_\_\_
6. The requested variance *{SUBJECT TO THE PROPOSED CONDITION}* *{IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because: \_\_\_\_\_
7. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}***
  - A. **The petitioner shall include the unauthorized existing detached building in the Zoning Use Permit Application for the proposed garage and pay associated permit fees for both the existing and proposed buildings.**

The special condition stated above is to ensure the following:

**That all structures on the subject property have the required Zoning Use Permits.**



**PRELIMINARY DRAFT**

**FINAL DETERMINATION**

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C *{HAVE/HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case **900-V-18** is hereby *{GRANTED / GRANTED WITH CONDITIONS / DENIED}* to the petitioners, **William and Joni Markel**, to authorize the following variance in the CR Conservation Recreation Zoning District:

**Authorize the construction and use of a detached garage with a front yard of 10 feet in lieu of the minimum required 25 feet on a flag lot, per Section 5.3 of the Zoning Ordinance.**

*{SUBJECT TO THE FOLLOWING CONDITION(S):}*

- A. **The petitioner shall include the unauthorized existing detached building in the Zoning Use Permit Application for the proposed garage and pay associated permit fees for both the existing and proposed buildings.**

The special condition stated above is to ensure the following:

**That all structures on the subject property have the required Zoning Use Permits.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Catherine Capel, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date