

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **February 11, 2021**  
Time: **6:30 P.M.**  
Place: **ZOOM MEETING**  
**Putman Meeting Room (for Board and staff only)**  
**Brookens Administrative Center**  
**1776 E. Washington Street**  
**Urbana, IL 61802**

All public testimony during the meeting will only be received via ZOOM. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email [zoningdept@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) no later than 4:00 pm the day of the meeting.

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

### ZOOM MEETING INFORMATION:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83862573757?pwd=WVIwazZmNW5uaytRTXRxSHZPWVkdz09>

Webinar ID: 838 6257 3757

Passcode: 875155

Or iPhone one-tap, dial:

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### AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings
6. New Public Hearings

**Note: The full ZBA packet is now available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).**

**\*Case 998-S-21** Petitioners: **Blake Schilb, d.b.a. 217 Genetics LLC, with officers Stephane Lasmé and John Litchfield**

Request: **Authorize an Adult Use Cannabis Craft Grower as a Special Use in the AG-1 Agriculture Zoning District**

Location: **A 6.04-acre parcel of land located in the Southwest Corner of the Southwest Quarter of Section 35, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, and commonly known as the former Genetic Resources seed research facility with an address of 1606 CR 600N, Philo.**

**Cases 999-AM-21 and \*001-V-21**

Petitioners: **Leon, Michelle, and Brad Ash, d.b.a. Galesville Elevator Co.**

Request: **Case 999-AM-21**

**Amend the Zoning Map to change the zoning district designation from the B-5 Central Business District and the R-1 Single Family Residence Zoning District to the B-1 Rural Trade Center Zoning District for the continued use of a Grain Storage Elevator and Bins**

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*Cases 999-AM-21 and \*001-V-21 (continued)*

**Case 001-V-21**

**Authorize the following variance from the Zoning Ordinance in the B-1 Rural Trade Center Zoning District, subject to approval of the rezoning in Case 999-AM-21:**

- Part A:** A variance for the southernmost existing grain ring on CR 3050N, with a front yard of 0 feet and a setback of 38 feet from the street centerline, in lieu of the minimum required 25 feet front yard and 55 feet setback.
- Part B:** A variance for an existing grain ring on the southeast corner of the 2.44 acre subject property, with a front yard of 16 feet on CR 3050N, and a front yard of 23 feet and a setback of 43 feet on the north-south segment of CR 3055N, in lieu of the minimum required 25 feet front yard and 55 feet setback.
- Part C:** A variance for an existing non-conforming storage building on the 2.44 acre subject property, with a front yard of 4 feet and a setback of 24 feet from the street centerline of the north-south segment of CR 3055N, in lieu of the minimum required 25 feet front yard and 55 feet setback.
- Part D:** A variance for an existing accessory storage building located on Lots 7, 8 and 9 on the east-west segment of CR 3055N, with a front yard of 0 feet, a setback of 33 feet from the street centerline, and a rear yard of 6 feet, in lieu of the minimum required 25 feet front yard, 55 feet setback, and 15 feet rear yard.
- Part E:** A variance for an existing grain ring located on Lots 10, 11 and 12 on the east-west segment of CR 3055N, with a front yard of 0 feet and a setback of 33 feet from the street centerline of CR 3055N, a front yard of 0 feet and a setback of 45 feet from the street centerline along the east side of Lot 12, and a rear yard of 10 feet, in lieu of the minimum required 25 feet front yard, 55 feet setback, and 20 feet rear yard.
- Part F:** A variance for a proposed grain bin with a rear yard of 4 feet in lieu of the minimum required 20 feet.
- Part G:** A variance from requiring a Type D Screen to conceal outdoor storage and operations that are visible from a residential use within 1,000 feet of the subject property.

Location: Lots 7, 8, 9, 10, 11, and 12 of Block 2 of Howard - Original Town (now the unincorporated town of Lotus) and one to be vacated 40 foot wide road right-of-way located west of Lot 7, and one 2.44-acre tract, for a total of 3.431 acres in the Southwest Quarter of the Northwest Quarter of Section 31, Township 22 North Range 7 East of the Third Principal Meridian in Brown Township and commonly known as the Galesville Elevator Co., with an address of 10 CR 3050N, Foolsland.

7. Staff Report
8. Other Business
  - A. Review of Docket
  - B. Cancellation of February 25, 2021 ZBA Meeting
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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\*Administrative Hearing. Cross Examination allowed.