

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, November 16, 2023**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room**  
**Brookens Administrative Center**  
**1776 East Washington Street**  
**Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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 4:30 pm the day of the meeting.

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

### AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of Minutes – *October 12, 2023*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

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

#### 6. Continued Public Hearings

- \*Case 106-S-23** Petitioners: **Banio & Shanelle Koroma, d.b.a. Ujima Retreat Center**  
Request: **Authorize a Special Use Permit for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” in the AG-2 Agriculture Zoning District.**  
Location: **The 7.5-acre Lot 1 of Werts Subdivision in the Southeast Quarter of the Northeast Quarter of Section 34, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 4303 S High Cross Road, Urbana.**

#### 7. New Public Hearings

- \*Case 116-S-23** Petitioner: **Nutrien Ag Solutions, Inc.**  
Request: **Authorize an Agronomic Research Facility” as a Special Use Permit in the AG-1 Agriculture Zoning District, subject to the variance in related Case 118-V-23.**  
Location: **Five tracts totaling 285 acres in the East Half of Section 18, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, and commonly known as farmland owned by Nutrien Ag Solutions, Inc. on the north side of CR 900N (County Highway 18).**
- \*Case 118-V-23** Petitioner: **Nutrien Ag Solutions, Inc.**  
Request: **Authorize the following variance for the proposed Special Use Permit in related case 116-S-23:**  
**Authorize a variance for no loading berth in lieu of the minimum required 2 loading berths, per Section 7.4.1 C.5. of the Zoning Ordinance.**  
Location: **Five tracts totaling 285 acres in the East Half of Section 18, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, and commonly known as farmland owned by Nutrien Ag Solutions, Inc. on the north side of CR 900N (County Highway 18).**

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- \*Case 117-S-23**    Petitioners: **Luke and Amanda Turner, d.b.a. Main Street Fencing Co.**  
Request: **Authorize a “Contractor’s Facility with Outdoor Storage and/or Outdoor Operations” as a Special Use Permit in the AG-1 Agriculture Zoning District, subject to the variance in related Case 121-V-23.**  
Location: **A 26.2-acre tract in the East Half of Section 9, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, and commonly known as farmland located north of I-74 and west of Crowley Road (CR 250E).**
- \*Case 121-V-23**    Petitioners: **Luke and Amanda Turner, d.b.a. Main Street Fencing Co.**  
Request: **Authorize the following variance for the proposed Special Use Permit in related case 117-S-23:**  
**Authorize a variance for no loading berth in lieu of the minimum required 1 loading berth, per Section 7.4.1 C.5. of the Zoning Ordinance.**  
Location: **A 26.2-acre tract in the East Half of Section 9, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, and commonly known as farmland located north of I-74 and west of Crowley Road (CR 250E).**

8. Staff Report

9. Other Business  
A. Review of Docket

10. Adjournment

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\* Administrative Hearing. Cross Examination allowed.

\*\* Audience participation with respect to matters other than cases pending before the Board shall be limited to 5 minutes per person totaling no more than one hour.