

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 29, 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 (May 11, 2017)
5. Continued 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.

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.**

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6. New Public Hearings

Cases 869-AM-17, *870-S-17 and *871-V-17

Petitioner: **Stonetown Woodland Acres LLC, and Principals Dax Nolan, Vice President, Roy Lapidus, Manager, Adam Minnick, Manager, Michael Friend, Engineering Manager for Farnsworth Group**

Case 869-AM-17: Request: Amend the Zoning Map to change the zoning district designation to accommodate the proposed Special Use with waivers in related Zoning Case 870-S-17 and subject to the variance requested in related Case 871-V-17 for the following portions of the subject property described below:

Part A: Change the zoning district designation from the R-1 Single Family Residence Zoning District to the R-5 Manufactured Home Park Zoning District for the eastern 150 feet of the subject property described below.

Part B: Change the zoning district designation from the B-2 Neighborhood Business Zoning District to the R-5 Manufactured Home Park Zoning District for the 1.66 acre lot on the west end of the subject property described below.

***Case 870-S-17:** Request: Authorize the expansion and use of an existing, nonconforming manufactured home park with 93 existing and an additional 21 proposed manufactured home sites, as a Special Use Permit in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the eastern 150 feet of the subject property in related case 869-AM-17 and subject to the variance requested in related Case 871-V-17 and also subject to waivers A through R as listed on the legal advertisement, on the subject property described below.

***Case 871-V-17:** Request: Authorize the use and expansion of an existing, nonconforming Manufactured Home Park in the R-5 Manufactured Home Park Zoning District, contingent upon rezoning two parts of the subject property in related case 869-AM-17 and subject to the request for Special Use Permit approval with waivers in related Case 870-S-17 and also subject to the following required variance on the subject property described below:

Part A. Authorize a rear yard of 0 feet in lieu of the minimum required 15 feet, per Section 6.2.2 C.2. for certain existing manufactured home sites.

Subject Property for Cases 869-AM-17, *870-S-17 and *871-V-17:

Three tracts of land totaling 13.37 acres, generally south and east of the Urbana spur of I-74 (University Avenue/IL Route 130), north of US Route 150 (University Avenue) and west of Smith Road, in the Southeast Quarter of the Southeast Quarter of Section 9 and the West Half of the Southwest Quarter of Section 10 of Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as Woodland Acres Manufactured Home Park, with an address of 2200 East University, Urbana.

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.**