

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **May 13, 2021**
Time: **6:30 P.M.**
Place: **ZOOM MEETING**
Lyle Shields 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 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/85337463438?pwd=WmxETXo5bms4Y09jZlBFMkxRSVh2Zz09>

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AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes - *none*
5. Continued Public Hearings
6. New Public Hearings

Note: The full ZBA packet is now available online at: www.co.champaign.il.us.

*Case 006-V-21 Petitioners: **Steve Mechling**

Request: **PART A**

Authorize the construction and use of a proposed detached accessory building on a lot in the R-2 Single Family Zoning District with the following Variance from Section 5.3 of the Zoning Ordinance:

Subpart 1: A setback of 64 feet and a front yard of 23 feet from the centerline of Main Street (CH 6) in lieu of the minimum required setback of 75 feet and front yard of 30 feet.

Subpart 2: A setback of 34 feet and a front yard of 5 feet from the centerline of Center Street in lieu of the minimum required setback of 55 feet and front yard of 25 feet.

Subpart 3: A corner visibility triangle of 28 feet on South Main Street in lieu of the minimum required visibility triangle of 50 feet.

Subpart 4: A side yard for a detached building of 2 feet in lieu of the minimum required side yard of 5 feet.

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Case 006-V-21 continued

Subpart 5: A lot coverage of 62% in lieu of the maximum allowed lot coverage of 30%.

Subpart 6: An average height of 19 feet in lieu of the maximum allowed average height of 15 feet.

PART B

Authorize the reconstruction of an existing dwelling, as required, on a lot in the R-2 Single Family Zoning District with the following Variance from Section 5.3 of the Zoning Ordinance, on the subject property described below:

Subpart 1: A setback of 30 feet and a front yard of 0 feet from the centerline of Center Street in lieu of the minimum required setback of 55 feet and front yard of 25 feet.

Subpart 2: A separation of one foot from an alley way in lieu of the minimum required rear yard of 20 feet.

Location: Lot 5 of Block 12 of the Original Town of Seymour and commonly known as the residence at 105 East Center Street, Seymour.

***Case 007-V-21** **Petitioner: Roland Mohr, via agent Tim Mohr**

Request: Authorize the following Variance on a lot in the AG-1 Agriculture Zoning District:
Part A: Authorize the construction and use of four proposed grain bins with a setback of 40 feet from the centerline of CR 400N and a front yard of 20 feet in lieu of the minimum required setback of 55 feet and front yard of 25 feet, per Section 5.3 of the Zoning Ordinance.

Part B: Authorize the construction and use of an existing grain bin with a setback of 36 feet from the centerline of CR 400N and a front yard of 16 feet in lieu of the minimum required setback of 55 feet and front yard of 25 feet, per Section 5.3 of the Zoning Ordinance.

Location: A 160-acre tract in the Southeast Corner of Section 8, Township 17 North, Range 10 East of the Third Principal Meridian in Raymond Township, and commonly known as the farmland at the northwest corner of CR 400N and CR 2000E.

Case 008-AT-21 **Petitioner: Zoning Administrator**

Request: Amend the Champaign County Zoning Ordinance as follows:
Amend Section 5.2 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture Zoning Districts.

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.