

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, July 25, 2024**
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 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 – *None*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings - None
7. New Public Hearings

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

***Case 143-V-24** Petitioner: **Dawn Good-Adwell**

Request: **Authorize a variance for an existing 3.91-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance**

Location: **Part of the Northeast quarter of the northwest quarter of Section 20, Township 22 North, Range 9 East of the Third Principal Meridian, in Ludlow Township, with an address of 1339 CR 3300N, Rantoul**

***Case 146-S-24** Petitioner: **Steven Hillard**

Request: **Authorize a Special Use Permit for the use of an existing artificial lake of 1 or more acres in area in the CR Conservation-Recreation Zoning District**

Location: **A 20.44 acre tract in the Northwest quarter of Section 26, Township 21 North, Range 7 East of the Third Principal Meridian, in Newcomb Township, also known as tract 4B on a Plat of Survey recorded as Document No. 2022R10868 recorded with the Champaign County Recorder of Deeds, with an address of 2567 CR 450E, Mahomet**

continued

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8. Staff Report

9. Other Business- Review of Docket

10. Adjournment

* 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.