

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, October 17, 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 147-V-24**

Petitioner: **Jerry & Diamond Hay**

Request: **Authorize the following variance in the R-1 Single Family Residence Zoning District:**

Part A: Authorize a proposed single-family dwelling with a front yard of 17 feet in lieu of the required 25 feet per Section 5.3 of the Champaign County Zoning Ordinance.

Part B: Authorize a proposed single-family dwelling located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance

Location: **The East 67 feet of Lots 1, 2 and 3 of B.R. Hammer's Addition to the Town of Dewey, in the Northwest Quarter of Section 34, in East Bend Township, with an address of 301 Independence Ave., Dewey**

Case 150-AM-24

Petitioner: **Terence Conlon**

Request: **Amend the Zoning Map to change the zoning district designation from the I-2 Heavy Industry Zoning District to the B-4 General Business Zoning District**

Location: **A 2.0-acre tract in the Southeast Quarter of the Northwest Quarter of Section 6, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township with an address of 2306 Oak St, Urbana**

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***Case 151-V-24**

Petitioner: **Thomas Meharry**

Request: **Authorize a variance for a proposed 3.84-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: **An existing 3-acre tract plus a .84 acres totaling 3.84 acres in the Southeast quarter of the Southwest quarter of Section 29, Township 18 North, Range 9 East of the Third Principal Meridian, in Philo Township, with an address of 1340 CR 700N, Tolono**

8. Staff Report

9. Other Business

A. 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.