

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, March 31, 2022**
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. 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. Correspondence
4. Approval of Minutes
5. Continued Public Hearings
Case 037-AT-22 Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance as follows:**
 1. **Add new paragraph 6.1.4 A.3. regarding Right to Farm Resolution 3425.**
 2. **Amend Sections 6.1.4 C and D regarding WIND FARM TOWER height.**
 3. **Revise paragraph 6.1.4 D.7. regarding Aircraft Detection Lighting Systems (ADLS).**
 4. **Add new Section 6.1.4 R to require conformance to the State of Illinois Agricultural Impact Mitigation Agreement.**
 5. **Revise Section 9 Regarding WIND FARM fees.**
6. New Public Hearings
*Case 042-V-22 Petitioners: **Jeff Gamboa and Carol Ghiselli**
Request: **Authorize a variance for a proposed 3.43-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 lot plus 0.43 acre of a 140.84-acre tract in the Southwest Quarter of the Southwest Quarter of Section 31, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer Township, commonly known as the residence with an address of 612 CR 2500E, Homer.**
7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. Adoption of ZBA By-Laws Amendment
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*Administrative Hearing. Cross Examination allowed.