

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, April 14, 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](mailto: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 – *March 3, 2022, March 17, 2022*
5. Continued Public Hearings  
Case 037-AT-22 Petitioner: **Zoning Administrator**

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

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 048-V-22 Petitioners: **Virginia & Robert Schlorff**

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

**Part A: Authorize a variance for an existing non-conforming principal structure with a front yard of 16 feet and a setback from the centerline of South Oak Street of 34 feet in lieu of the minimum required 25 feet front yard and 55 feet setback, per Section 4.3.4 of the Zoning Ordinance.**

**Part B: Authorize a variance for a proposed addition with a front yard of 9 feet and a setback from the centerline of South Oak Street of 26 feet in lieu of the minimum required 25 feet front yard and 55 feet setback, per Section 4.3.4 of the Zoning Ordinance.**

Location: **Lot 5 of Spring Lake Subdivision in the Southeast Quarter of Section 17, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, commonly known as the residence with an address of 610 South Oak St, Mahomet.**

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**\*Case 049-V-22**    Petitioner:    **John Melton**

                         Request:    **Authorize a variance in the AG-2 Agriculture Zoning District for a proposed attached garage addition on a corner lot with a front yard of 20 feet and a setback of 47 feet from the street centerline of North Trailside Dr, in lieu of the minimum required 25 feet and 55 feet, per Section 4.3.4 of the Champaign County Zoning Ordinance.**

                         Location:    **Lot 11 of Trailside First Subdivision in Section 13, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, with an address of 902 Surrey Ct, Mahomet.**

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

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\*Administrative Hearing. Cross Examination allowed.