

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, July 27, 2023**  
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. Approval of Minutes – *July 6, 2023*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*
6. Continued Public Hearings - None

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

#### 7. New Public Hearings

**\*Case 101-V-23** Petitioner: **Randy Graham**

Request: **Authorize a variance for a proposed garage addition with a setback from the street centerline of Duncan Road of 46 feet in lieu of the minimum required 55 feet in the AG-2 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **A 1.1-acre parcel in the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, with an address of 3812 S Duncan Rd, Champaign.**

**\*Case 103-V-23** Petitioner: **Urbana Golf and Country Club, d.b.a. UG&CC LLC**

Request: **Authorize a Variance in the R-1 Single Family Residence Zoning District for a fence along East Country Club Road that is 8 feet in height in lieu of the maximum allowed 6 feet in height, per Section 4.3.3 G. of the Zoning Ordinance.**

Location: **Multiple tracts totaling 126 acres in the South Half of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as the Urbana Golf and Country Club, 100 E Country Club Rd, Urbana.**

**\*Case 104-V-23** Petitioners: **Julio Crispin and Joy Young**

Request: **Authorize a variance for an existing ground-mounted solar array with a side yard of 4 feet in lieu of the minimum required 10 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 of the Champaign County Zoning Ordinance**

Location: **A 9.46-acre tract in the Southeast corner of Section 6, Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township, with an address of 2903 CR 700E, Fisher.**

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8. Staff Report

9. Other Business  
    A. Review of Docket

10. Adjournment

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\* 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.