

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, February 29, 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 – *January 25, 2024*
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.

7. New Public Hearings

- *Case 128-S-24** Petitioners: **Fatima Salazar and Pedro Palzan, d.b.a. Roof Panther and K2 Builders LLC**
Request: **Authorize a Special Use Permit for a Neighborhood Home Occupation that exceeds the maximum allowed number of vehicles in the AG-2 Agriculture Zoning District per Section 7.1.1. of the Zoning Ordinance, subject to the proposed variance in Case 131-V-24.**
Location: **A 0.43-acre lot in the Southeast Quarter of the Northeast Quarter of Section 10, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 903 North High Cross Road, Urbana.**
- *Case 131-V-24** Petitioners: **Fatima Salazar and Pedro Palzan, d.b.a. Roof Panther and K2 Builders LLC**
Request: **Authorize a Variance for a Neighborhood Home Occupation with parking that is 0 feet from the front lot line and side lot lines in lieu of the minimum required 10 feet from the front lot line and 5 feet from the side lot lines in the AG-2 Agriculture Zoning District, per Section 7.4.1 A.3. of the Zoning Ordinance.**
Location: **A 0.43-acre lot in the Southeast Quarter of the Northeast Quarter of Section 10, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 903 North High Cross Road, Urbana.**
- 129-AM-24** Petitioner: **Troy Parkhill**
Request: **Amend the Zoning Map to change the zoning district designation from the R-1 Single Family Residence Zoning District to the B-4 General Business Zoning District.**
Location: **A 1.81-acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 503 South Lake of the Woods Rd, Mahomet.**

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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.