

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, May 30, 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 – *March 28, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

6. Continued Public Hearings

Case 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.**

7. New Public Hearings

***Case 137-V-24** Petitioner: **Gordon Gilly**

Request: **Authorize a variance for a lot with an access strip width of 10 ft. in lieu of the required 20 ft., in the R-1 Single Family Residence Zoning District, per Section 4.3.4 F. of the Champaign County Zoning Ordinance**

Location: **Lot 3 of Mitchell Subdivision, Section 10, Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, with an address of 1651 CR 2200E, St. Joseph**

***Case 138-V-24**

Petitioner: **Frank LeFever & Rita Armes**

Request: **Authorize a variance for a proposed 9.56-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: **A proposed 9.56-acre tract in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 33, Township 22 North, Range 14 West of the Second Principal Meridian in Kerr Township, with an address of 2749 CR 3075 N, Penfield**

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8. Staff Report

9. Other Business- 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.