

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 30, 2025**  
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](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 – *None*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*
6. Continued Public Hearings

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

**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.**

**\*Case 155-V-24** Petitioner: **Mary Schlueter c/o Teresa Smith**

Request: **Authorize a variance for a proposed 5.275-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: **Part of a 34.9-acre parcel in the Northwest quarter of the Northwest quarter of Section 12, Township 20 North, Range 10 East of the Third Principal Meridian, in Stanton Township, with an address of 2294A CR 2300E, St. Joseph.**

**\*Case 156-V-24** Petitioner: **Curtis & Maranna Binder and Patrice Bonnell**

Request: **Authorize the following variances:**  
**Part A: Authorize a variance for a proposed lot with an average lot width of 100 feet in lieu of the minimum required 150 feet average lot width in the AG-2 Agriculture Zoning District, per Section 4.3.4 of the Champaign County Zoning Ordinance.**  
**Part B: Authorize a variance for a proposed lot with an average lot width of 100 feet in lieu of the minimum required 150 feet average lot width in the CR Conservation Recreation Zoning District, per Section 4.3.4 of the Champaign County Zoning Ordinance**

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7. New Public Hearings

\* **Case 158-S-24**    Petitioner: **Gregory Little**

Request:    **Authorize a Special Use Permit for a Rural Home Occupation that exceeds the Ordinance limit on volatile liquids stored and used, in the AG-1 Agriculture Zoning District per Section 7.1.2. of the Zoning Ordinance.**

Location:    **Two tracts of land comprising 2.5 acres located in the Northeast Corner of the West Half of the Northeast Quarter of Section 31, Township 17 North, Range 9 East of the Third Principal Meridian, Champaign County with PIN's 08-33-31-200-007 and 08-33-31-200-014 with an address of 1271 County Road 100N, Pesotum.**

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.