

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, February 13, 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 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
6. New Public Hearings

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

***Case 153-V-24**

***Case 154-V-24** Petitioner: **Mark & Julie Hardy**

Request: **Case 153-V-24**

Authorize a variance for a proposed 10.73-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-2 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance

Case 154-V-24

Authorize a variance for a proposed 10.88-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-2 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance

Location: **Part of 3 existing parcels in the southwest quarter of the southeast quarter of Section 5, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township with PIN's 20-09-05-400-010, 20-09-05-400-013, and 20-09-05-400-014, with an address of 1356 County Road 2900N, Rantoul**

***Case 160-V-24** Petitioner: **Bradley Ash d.b.a. Galesville Elevator Co.**

Request: **Authorize the following variance:**

Part A: A variance for a proposed grain bin on the southeast corner of the 2.44 acre subject property, with a front yard of 0 feet and a setback of 48 feet on CR 3050N, and a front yard of 0 feet and a setback of 20 feet on the north-south segment of CR 3055N, in lieu of the minimum required 25 feet front yard and 55 feet setback, per Section 5.3 of the Zoning Ordinance.

Part B: Authorize a proposed grain bin located within the corner visibility triangle of CR 3055N and CR 3050N, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

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Location: **A 2.44-acre tract of land in the Southwest Quarter of the Northwest Quarter of Section 31, Township 22 North Range 7 East of the Third Principal Meridian in Brown Township and commonly known as the Galesville Elevator Co., with an address of 10 CR 3050N, Foolsland.**

***Case 161-V-24** Petitioner: **Christine Wallace, Linda Allen, Richard Kesler**

Request: **Authorize a variance for a proposed 7.95-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, and CR Conservation Recreation Zoning Districts, per Section 5.3 of the Champaign County Zoning Ordinance**

Location: **A proposed 7.95-acre tract in the Southwest Quarter of the Northeast Quarter of Section 31, Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township, with an address of 2459 CR 700 E, Dewey.**

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.