

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, June 17, 2021**
Time: **6:30 P.M.**
Place: **ZOOM MEETING**
Shields-Carter Meeting Room (for Board and staff only)
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

All public testimony during the meeting will only be received via ZOOM. 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 4:00 pm the day of the meeting.

If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.

ZOOM MEETING INFORMATION:

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/85648866464?pwd=alczRnFNeVZUbCtSktUWDZreFVrUT09>

Webinar ID: 856 4886 6464
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AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes – *May 13, 2021*
5. Continued Public Hearings - None
6. New Public Hearings

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

Cases 009-AM-21 and *010-S-21

Petitioner: **Shawn Tabeling, d.b.a. Tabeling Development Company LLC**

Request: **Case 009-AM-21**
Amend the Zoning Map to allow for the development of two single family residential lots in the AG-1 Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District in conjunction with related County Board Special Use Permit Case 010-S-21.

Case 010-S-21*

Authorize a Special Use Permit for a Rural Residential Overlay (RRO) Zoning District for two single family residential lots in conjunction with related map amendment Case 009-AM-21 that is also required for an RRO.

Location: **A 3.36-acre tract in the South Half of the Northeast Quarter of Section 9, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township, and commonly known as the tract just east of the residence with an address of 285 CR 1675N, Seymour.**

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***Case 011-V-21** Petitioners: **Kenneth and Laura Hlinka**

Request: **Authorize a variance for an existing detached shed with a side yard of 2.5 feet and a rear yard of 3.5 feet in lieu of the minimum required 5 feet side and rear yards for detached structures in the R-3 Two-Family Zoning District, per Section 7.2.2 of the Zoning Ordinance.**

Location: **Lot 18 of O'Neil's First Street Subdivision in Urbana Township, and commonly known as the residence with an address of 3104 South First Street, Champaign.**

7. Staff Report
8. Other Business
 - A. Review of Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*Administrative Hearing. Cross Examination allowed.