

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, August 12, 2021**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room**
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

This meeting will be held in person and there will be no virtual meeting. Masks are required in 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. Correspondence
4. Approval of Minutes – *June 17, 2021*
5. Continued Public Hearings – None
6. New Public Hearings

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

- *Case 015-V-21** Petitioner: **James Nonman**
Request: **Authorize a variance for a 3.9-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: **An 80-acre tract in the North Half of the Southwest Quarter of Section 24, Township 17 North, Range 10 East of the Third Principal Meridian in Raymond Township, commonly known as the former farmstead with an address of 238 CR 2300E, Broadlands.**
- *Case 016-V-21** Petitioner: **Ronald Scudder and Jesse Pedigo**
Request: **Authorize a variance for a 6-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 45.48-acre tract in the Northeast Quarter of Section 27, Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township, commonly known as the farmstead with an address of 982 CR 2550N, Champaign.**
- *Case 018-V-21** Petitioner: **Robert Bales**
Request: **Authorize a variance in the AG-2 Agriculture Zoning District for an existing detached shed on a corner lot with a front yard of 7 feet and a setback of 43 feet from the street centerline of Surrey Ct, in lieu of the minimum required 25 feet and 55 feet, per Section 5.3 of the Champaign County Zoning Ordinance.**
Location: **Lot 9 of Trailside First Subdivision in Section 13, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, with an address of 2302 North Trailside Drive, Mahomet.**

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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.