

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, June 15, 2023**
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. 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 – *May 11, 2023*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings - *None*
7. New Public Hearings

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

- *Case 091-S-23** Petitioner: **Kyle Britt and Alex Wilson, d.b.a. Big Rig Diesel Service, LLC**
- Request: **Authorize a Special Use Permit for multiple principal structures consisting of a diesel repair shop and a diesel agricultural equipment repair shop in the B-3 Highway Business Zoning District.**
- Location: **A 6.8-acre tract in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 12, Township 18 North Range 10 East of the Third Principal Meridian in Sidney Township, commonly known as Big Rig Diesel Service and Double M Repair with an address of 2310 CR 1050 North (County Highway 15), Homer.**
- *Case 092-V-23** Petitioner: **Stephen Lemke**
- Request: **Authorize the following variance in the I-1 Light Industry Zoning District:**
- Part A: Authorize a variance for a lot area of 6,600 square feet in lieu of the minimum required 10,000 square feet in area as per Section 4.3.4 of the Zoning Ordinance.**
- Part B: Authorize an existing single-family home with a side yard of 0 feet in lieu of the minimum required 10 feet as per Section 5.3 of the Zoning Ordinance.**
- Part C: Authorize an existing detached storage shed with a side yard of 0 feet in lieu of the minimum required 10 feet side yard, as per Section 7.2.1 of the Zoning Ordinance.**
- Location: **Lots 141 and 142 in Wilber Heights Subdivision in the Southeast Quarter of the Southwest Quarter of Section 31, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and more commonly known as 318 Paul Ave, Champaign, Illinois.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
JUNE 15, 2023
Page 2

- *Case 094-AM-23** Petitioner: **Kenwood Sullivan**
Request: **Amend the Zoning Map to allow for the development of three 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 095-S-23.**
Location: **Three proposed lots on one 5.13-acre tract and one 10.27-acre tract in the Northwest Quarter of the Southeast Quarter of Section 21, Township 22 North, Range 8 East of the Third Principal Meridian in East Bend Township, and commonly known as the farmland located northeast of Greenwood Lake Subdivision, Dewey.**
- *Case 095-S-23** Petitioner: **Kenwood Sullivan**
Request: **Authorize a Special Use Permit for a Rural Residential Overlay (RRO) Zoning District for three single family residential lots in conjunction with related map amendment Case 094-AM-23 that is also required for an RRO.**
Location: **Three proposed lots on one 5.13-acre tract and one 10.27-acre tract in the Northwest Quarter of the Southeast Quarter of Section 21, Township 22 North, Range 8 East of the Third Principal Meridian in East Bend Township, and commonly known as the farmland located northeast of Greenwood Lake Subdivision, 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.