

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, June 27, 2024**  
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 – *April 11, 2024*
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](http://www.co.champaign.il.us).

**\*Case 139-V-24**      Petitioner: **Julie & Errol Root**

Request: **Authorize a variance for an existing 6.45-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 the southeast quarter of the northeast quarter of Section 12, Township 20 North, Range 8 East of the Third Principal Meridian, in Hensley Township, with an address of 2251 CR 1200E Champaign**

**\*Case 140-V-24**

Petitioner: **Robert & Sheryl Walker**

Request: **Authorize a variance for two existing yard sheds with a side yard of 6 feet in lieu of the minimum required 10 feet in the AG-2 Agriculture Zoning District, per Section 7.2.1 of the Champaign County Zoning Ordinance**

Location: **Lot 11 of Country Acres Estates Subdivision, Section 8, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, and commonly known as the property with an address of 5107 Dudley Road, Champaign**

*Continued*

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**\*Case 141-V-24**

Petitioner: **James Miller**

Request: **Authorize a variance for an existing 5-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 the southwest quarter of the southeast quarter of Section 31, Township 17 North, Range 7 East of the Third Principal Meridian, in Sadorus Township, with an address of 62 CR 0N Ivesdale**

**\*Case 142-V-24**

Petitioner: **Jason Brumfield**

Request: **Authorize a variance in the R-2 Single Family Residence Zoning District on the subject property described below:**

**Part A: A proposed detached garage with a side yard of 1 foot in lieu of the minimum required 5 feet, per Section 7.2.2 of the Zoning Ordinance.**

**Part B: A proposed detached garage with a front yard of 19 feet and a setback from the street centerline of Carper Street of 39 feet in lieu of the minimum required 25 feet and 55 feet, respectively, per Section 7.2.2 of the Zoning Ordinance.**

**Part C: An existing shed with a side and rear yard of 0 feet in lieu of the minimum required 5 feet, per Section 7.2.2 of the Zoning Ordinance.**

**Part D: An existing house with a front yard of 19 feet and a setback from the street centerline of Carper Street of 39 feet in lieu of the minimum required 25 feet and 55 feet, respectively, per Section 5.3 of the Zoning Ordinance**

Location: **Lot 7 of Commissioners' Addition to Seymour Subdivision, Section 17, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township, and commonly known as the property with an address of 110 West Carper Street, Seymour**

8. Staff Report

9. Other Business- 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.