

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, August 25, 2022**
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 – *July 28, 2022*
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 056-S-22** Petitioner: **Bill Cope**

Request: **Authorize the expansion of the Special Use Permit approved in Case 935-S-19 for a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” to include a proposed detached accessory pavilion on land in the AG-2 Agriculture Zoning District.**

Location: **A 17.2 acre tract that is in the East Half of the Northeast Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and commonly known as the residence at 4018 North Lincoln Avenue, Champaign.**

***Case 066-S-22** Petitioner: **Crossroads Grooming & Boarding**

Request: **Authorize a Kennel as a Special Use Permit in the B-4 General Business Zoning District, with the following waiver:**

Authorize a waiver from Section 6.1.3 of the Zoning Ordinance for the following:

Part A: Authorize an outdoor animal exercise area with a six-foot-tall wood privacy fence in lieu of the minimum required exercise area that has a six-foot-tall wire mesh fence.

Part B: Authorize an outdoor animal exercise without a noise buffer of evergreen shrubs or trees a minimum of four feet in height in lieu of the minimum required noise buffer of evergreen shrubs or trees.

Part C: Authorize a side yard of 118 feet in lieu of the minimum required 200-foot side yard.

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Case 066-S-22 continued

Location: **A 3.07-acre tract in the Northeast Quarter of the Northeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and commonly known as Crossroads Grooming & Boarding with an address of 1805 E Olympian Rd, Urbana.**

***Case 071-V-22** Petitioner: **Crossroads Grooming & Boarding**

Request: **Authorize the following variance for the kennel proposed as a Special Use Permit in related Case 066-S-22:**

Authorize a variance for no loading berth in lieu of the minimum required one loading berth, per Section 7.4.1 C.5. of the Zoning Ordinance.

Location: **A 3.07-acre tract in the Northeast Quarter of the Northeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and commonly known as Crossroads Grooming & Boarding with an address of 1805 E Olympian Rd, Urbana.**

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.