

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, December 14, 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. 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 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 – *November 16, 2023*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings - None

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

7. New Public Hearings

- *Case 119-S-23** Petitioner: **Eastern Illini Electric Cooperative, via agent Paul Crutcher**
Request: **Authorize an existing Electrical Substation as a Special Use Permit in the AG-1 Agriculture Zoning District, subject to the variance in related Case 120-V-23.**
Location: **A 10,993 square foot parcel and an adjacent 5,316 square foot parcel totaling 16,309 square feet in the Northeast Quarter of the Northwest Quarter of Section 27, Township 21 North, Range 7 East of the Third Principal Meridian in Newcomb Township, and commonly known as the Eastern Illini Electric Cooperative substation with an address of 343 CR 2600N, Mahomet.**
- *Case 120-V-23** Petitioner: **Eastern Illini Electric Cooperative, via agent Paul Crutcher**
Request: **Authorize the following variance for the Electrical Substation proposed as a Special Use Permit in related Case 119-S-23:**

Part A: Authorize an existing substation structure with a front yard of 12 feet and a setback from the street centerline of 32 feet in lieu of the minimum required 25 feet and 55 feet, respectively, per Section 4.3.2 of the Zoning Ordinance.

Part B: Authorize a lot area of .40 acre in lieu of the minimum required 1 acre in the AG-1 Agriculture Zoning District, per Section 5.3 of the Zoning Ordinance.

Part C: Authorize an average lot width of 149 feet in lieu of the minimum required 200 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Zoning Ordinance.

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***Case 122-V-23**

Petitioner: **Edge-Scott Fire Protection District**

Request: **Authorize a variance for a proposed wall sign with an area of 48 square feet in lieu of the maximum allowed area of 20 square feet in the R-1 Single Family Zoning District, per Section 7.3.3 E. of the Champaign County Zoning Ordinance.**

Location: **A 17,050 square feet lot in the Jacob M. Smith's Estate Subdivision in the Southwest Quarter of the Southwest Quarter of Section 10, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the Edge-Scott Fire Station with an address of 201 N Smith Rd, Urbana.**

8. Staff Report

9. Other Business

A. Review of Docket

B. Draft 2024 ZBA Meetings Calendar to place on file

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.