

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, September 26, 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 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 25, 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.

***Case 147-V-24**

Petitioner: **Jerry & Diamond Hay**

Request: **Authorize a variance for a proposed single-family dwelling with a rear yard of 10 feet in lieu of the minimum required 20 feet in the R-1 Single Family Residence Zoning District per Section 5.3 of the Champaign County Zoning Ordinance**

Location: **The East 67 feet of Lots 1, 2 and 3 of B.R. Hammer's Addition to the Town of Dewey, in the Northwest Quarter of Section 34, in East Bend Township, with an address of 301 Independence Ave., Dewey**

***Case 148-V-24**

Petitioner: **Damon & Abby Skube**

Request: **Authorize a variance for an existing yard shed with a side yard of 1 foot in lieu of the minimum required 5 feet in the R-1 Single Family Residence Zoning District, per Section 7.2.2 of the Champaign County Zoning Ordinance**

Location: **Lot 89 of Windsor Park Third Subdivision, in Section 25 of Champaign Township and commonly known as the property with an address of 4 Bloomfield Court, Champaign**

***Case 141-V-24**

Petitioner: **Rodney Osterbur**

Request: **Authorize a variance for a proposed 5.026-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: **The Northeast 20 acres of the Northeast quarter of Section 7, Township 22 North, Range 14 West of the Second Principal Meridian, in Ogden Township, with an address of 2293 CR 2600E, Ogden**

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8. Staff Report

9. Other Business

A. ZBA request for appointment of new chair

B. 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.