

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF SPECIAL MEETING

Date: **Thursday, December 5, 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 – *None*
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 153-V-24**

***Case 154-V-24** Petitioner: **Mark & Julie Hardy**

Request: **Case 153-V-24**

Authorize a variance for a proposed 10.73-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-2 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance

Case 154-V-24

Authorize a variance for a proposed 10.88-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-2 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance

Location: **Part of 3 existing parcels in the southwest quarter of the southeast quarter of Section 5, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township with PIN's 20-09-05-400-010, 20-09-05-400-013, and 20-09-05-400-014, with an address of 1356 County Road 2900N, Rantoul**

***Case 155-V-24**

Petitioner: **Mary Schlueter c/o Teresa Smith**

Request: **Authorize a variance for a proposed 5.275-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 a 34.9-acre parcel in the Northwest quarter of the Northwest quarter of Section 12, Township 20 North, Range 10 East of the Third Principal Meridian, in Stanton Township, with an address of 2294A CR 2300E, St. Joseph**

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***Case 156-V-24**

Petitioner: Curtis & Maranna Binder and Patrice Bonnell

Request: Authorize the following variances:

Part A: Authorize a variance for a proposed lot with an average lot width of 100 feet in lieu of the minimum required 150 feet average lot width in the AG-2 Agriculture Zoning District, per Section 4.3.4 of the Champaign County Zoning Ordinance.

Part B: Authorize a variance for a proposed lot with an average lot width of 100 feet in lieu of the minimum required 150 feet average lot width in the CR Conservation Recreation Zoning District, per Section 4.3.4 of the Champaign County Zoning Ordinance

Location: A proposed replat of Lot 155 of the Sixth Plat of Woodard's Heather Hills Subdivision and Lot 57 of the Third Plat of Woodard's Heather Hills Subdivision in the Southwest quarter of the Northwest quarter of Section 2, Township 19N, Range 10E of the Third Principal Meridian in St. Joseph Township

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.