

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, October 28, 2021**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room**  
**Brookens Administrative Center**  
**1776 E. Washington Street**  
**Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Masks are required in the Brookens building. 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. Correspondence
4. Approval of Minutes – *August 12, 2021*
5. Continued Public Hearings – None
6. New Public Hearings

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

**\*Case 021-V-21** Petitioner: **Rita Musson**

Request: **Authorize a variance for a 5.015-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: **A 139.8-acre tract in the Northwest Quarter of Section 2, Township 17 North, Range 7 East of the Third Principal Meridian in Sadorus Township, with an address of 570 CR 400E, Sadorus.**

**\*Case 022-V-21** Petitioners: **Thomas & Deborah Chalk**

Request: **Authorize the following variance in the R-1 Single Family Residence Zoning District, on the subject property described below:**

**Part A: Authorize a variance for an existing detached garage with a side yard of 0 feet in lieu of the minimum required 10 feet side yard, per Section 7.2.1 of the Champaign County Zoning Ordinance.**

**Part B: Authorize a variance for an existing detached shed with a side yard of 1 foot in lieu of the minimum required 10 feet side yard, per Section 7.2.1 of the Champaign County Zoning Ordinance.**

**Part C: Authorize a variance for an existing single-family residence with a side yard of 7.5 feet in lieu of the minimum required 10 feet side yard, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **Lot 28 of Rolling Hills Estate IV Subdivision in Section 12, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, with an address of 2201 Pheasant Ridge Rd, Mahomet.**

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**\*Case 024-V-21**    Petitioner:    **John Ehler**

                         Request:        **Authorize a variance for a proposed 9.1-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 77.9-acre tract and approximately the west 15 feet of the adjacent 74.49-acre tract in the West Half of the Northwest Quarter of Section 10, Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, commonly known as the farm ground at the southeast corner of the intersection of CR 2100E and 1700N, St. Joseph.**

7. Staff Report

8. Other Business  
    A. Review of Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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\*Administrative Hearing. Cross Examination allowed.