

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 13, 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. 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 - None
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 029-V-21** Petitioners: **Steven and Patricia Oertwig**

Request: **Authorize a variance for an existing detached shed with a front yard of 18 feet and a setback of 43 feet from the street centerline of CR 2550N in lieu of the minimum required front yard of 25 feet and setback of 55 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **A 7.32-acre lot in the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 30, Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township, commonly known as the residence with an address of 2546 CR 600E, Dewey.**

**\*Case 031-V-21** Petitioner: **Alvin Decker, via agent Kim Decker**

Request: **Authorize a variance for a proposed 3.42-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: **An existing 2.35-acre lot plus part of an 85.57-acre tract in the Northeast Corner of Section 25, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, commonly known as the residence with an address of 1779 CR 800N, Philo.**

**\*Case 032-V-21** Petitioners: **Jon and Cathy Rector**

Request: **Authorize a variance for an existing detached garage with a front yard of 22 feet and a setback of 52 feet from the street centerline of Summer Field Rd in lieu of the minimum required front yard of 25 feet and setback of 55 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

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Location: **Lot 3 of Summer Field Place Subdivision in the Southwest Quarter of Section 32, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, commonly known as the residence with an address of 4302 Summer Field Rd, Champaign.**

7. Staff Report
  8. Other Business
    - A. Review of Docket
    - B. Approval of final 2022 ZBA meetings calendar
  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.