

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, May 12, 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. 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. Correspondence
4. Approval of Minutes – *April 14, 2022*
5. Continued Public Hearings

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

6. New Public Hearings

***Case 052-V-22** Petitioners: **Kelly and Diane Kocher**

Request: **Authorize a variance for an average lot width of 165 feet in lieu of the minimum required 200 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Zoning Ordinance.**

Location: **A 2.53-acre tract in the Northeast Quarter of the Southeast Quarter of Section 35, Township 21 North, Range 10 East of the Third Principal Meridian in Compromise Township, and commonly known as the residence with an address of 2447 CR 2300E, St. Joseph.**

***Case 053-V-22** Petitioner: **Champaign County Humane Society**

Request: **Authorize the following variance in the I-1 Light Industry Zoning District:**
Part A: Authorize a variance for parking 0 feet from the front lot line in lieu of the minimum distance of 10 feet from any front lot line, per Section 7.4.1 A.3. of the Zoning Ordinance.

Part B: Authorize a variance for 47 parking spaces in lieu of the minimum required 90 parking spaces, per Section 7.4.1 C.3.e. of the Zoning Ordinance.

Part C: Authorize a variance for one loading berth in lieu of the minimum required two loading berths, per Section 7.4.2 C.5. of the Zoning Ordinance.

Location: **Lots 4 and 5 of L & O Industrial Park Addition, Section 16, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township and commonly known as the proposed Champaign County Humane Society facility with an address of 4005 Kearns Drive, Champaign.**

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7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. Adoption of ZBA By-Laws Amendment
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*Administrative Hearing. Cross Examination allowed.