

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, August 31, 2023**
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 – *July 27, 2023*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings - None

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

7. New Public Hearings

- *Case 106-S-23** Petitioner: **Banio & Shanelle Koroma, d.b.a. Ujima Retreat Center**
- Request: **Authorize a Special Use Permit for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” in the AG-2 Agriculture Zoning District.**
- Location: **The 7.5-acre Lot 1 of Werts Subdivision in the Southeast Quarter of the Northeast Quarter of Section 34, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 4303 S High Cross Road, Urbana.**
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- *Case 107-V-23** Petitioner: **Janice Fogerson**
- Request: **Authorize a variance for a proposed 1.43-acre lot with an average lot width of 130 feet in lieu of the minimum required average lot width of 200 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**
- Location: **Part of a 37.91-acre tract in the Northeast Quarter of the Northwest Quarter of Section 19, Township 17 North, Range 7 East of the Third Principal Meridian in Sadorus Township.**
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- *Case 108-V-23** Petitioners: **NSB Investments, via agent Jaffar Haider**
- Request: **Authorize a variance in the I-1 Light Industry Zoning District for an existing detached shed with a rear yard of 8 feet in lieu of the minimum required 15 feet, per Section 7.2.3 of the Champaign County Zoning Ordinance.**
- Location: **Lots 243, 244 and 245 of Wilber Heights Subdivision in the Southwest Quarter of Section 31, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, with an address of 208 Paul Avenue, Champaign.**

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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.