

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, October 26, 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 – *September 14, 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 113-V-23** Petitioner: **Michael San Miguel**

Request: **Authorize the following variance in the R-2 Single Family Residence Zoning District:**

Part A: Authorize an existing non-conforming dwelling with a setback from the street centerline of South West Street (County Highway 22) of 51 feet in lieu of the minimum required 75 feet and a front yard of 18 feet in lieu of the minimum required 30 feet, per Section 4.3.2 of the Champaign County Zoning Ordinance and located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

Part B: Authorize a proposed addition to a dwelling with a setback from the street centerline of South West Street (County Highway 22) of 58 feet in lieu of the minimum required 75 feet and a front yard of 25 feet in lieu of the minimum required 30 feet, per Section 4.3.2 of the Champaign County Zoning Ordinance.

Part C: Authorize an existing detached shed with a setback from the street centerline of Busey Street of 40 feet in lieu of 65 feet and a front yard of 0 feet in lieu of the minimum required 25 feet, per Section 4.3.2 of the Champaign County Zoning Ordinance.

Location: **Lots 2 and 3 of S.H. Busey's First Addition to Penfield in the Northwest Quarter of the Southwest Quarter of Section 4, Township 21 North, Range 14 West of the Second Principal Meridian in Compromise Township, with an address of 201 South West Street, Penfield.**

***Case 114-V-23** Petitioners: **Terry and Mary Eaglen, owners, and Tahir Malik, lessee**

Request: **Authorize the following variance in the I-1 Light Industry Zoning District on the subject property described below:**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
OCTOBER 26, 2023

Page 2

Part A: An existing building with a side yard of 0 feet in lieu of the minimum required 10 feet, per Section 5.3 of the Zoning Ordinance.

Part B: An existing building with a rear yard of 12 feet in lieu of the minimum required 20 feet, per Section 5.3 of the Zoning Ordinance.

Part C: An existing building with a front yard of 7 feet and a setback from the street centerline of Wallace Avenue of 41 feet in lieu of the minimum required 25 feet and 58 feet, respectively, per Section 4.3.2 of the Zoning Ordinance.

Part D: A proposed addition with a front yard of 7 feet and a setback from the street centerline of Wallace Avenue of 41 feet in lieu of the minimum required 25 feet and 58 feet, respectively, per Section 4.3.2 of the Zoning Ordinance.

Part E: Allow parking on a lot within 0 feet of the front lot line in lieu of the minimum 10 feet from the front lot line along both Wallace Street and Second Street, per Section 7.4.1 of the Zoning Ordinance.

Part F: Allow nine parking spaces in lieu of the minimum required 18 spaces, per Section 7.4.1 C.3.e. of the Zoning Ordinance.

Location: Lots 278, 279 and 280 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 201 Wallace Avenue, Champaign.

***Case 115-S-23 Petitioners: Pivot Energy IL 38, LLC**

Request: Authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, and including the following waiver of standard conditions:

A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

Location: That part of a 51.16-acre tract of land lying south of County Highway 15 (CR 1050N) in the East Half of the West Half of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as farmland owned by Louis and Donna Zitting.

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.