

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, December 28, 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 – *November 30, 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 123-V-23** Petitioner: **James Webster, d.b.a. JHW Properties LLC, and Chris Mackey**
Request: **Authorize the following variance in the R-2 Single Family Zoning District on the subject property described below:**

Part A: A proposed lot with a lot area of 19,621 square feet in lieu of the minimum required 27,000 square feet, per Section 4.3.4 of the Zoning Ordinance.

Part B: A non-conforming duplex with a front yard of 15 feet and a setback from the street centerline of Willow Road of 45 feet in lieu of the minimum required 25 feet and 58 feet, respectively, per Section 4.3.2 of the Zoning Ordinance.

Part C: A non-conforming duplex with a side yard of 4.48 feet in lieu of the minimum required 5 feet, per Section 5.3 of the Zoning Ordinance.

Location: **Lot 3 of L & J Mackey First Subdivision in the Southeast Quarter of the Northeast Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, with an address of 3421 Willow Rd, Urbana.**

***Case 124-V-23** Petitioner: **Michael Moynihan**
Request: **Authorize a variance in the AG-1 Agriculture Zoning District for an existing detached shed with a side yard of 0 feet in lieu of the minimum required 10 feet, per Section 7.2.1 of the Zoning Ordinance.**

Location: **A 2.16-acre parcel in the Northeast corner of Section 8, Township 22 North, Range 10 East of the Third Principal Meridian in Harwood Township, with an address of 1995 CR 3500N, Ludlow.**

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***Case 125-V-23** Petitioner: **Tony and Erin Studer**
Request: **Authorize a variance in the AG-1 Agriculture Zoning District for an existing detached shed with a front yard of 25 feet in lieu of the minimum required 35 feet adjacent to US 45 North, per Section 4.3.2 of the Zoning Ordinance.**
Location: **A 2.58-acre parcel in the Northeast Quarter of the Southeast Quarter of Section 14, Township 22 North, Range 9 East of the Third Principal Meridian in Ludlow Township, with an address of 3327 CR 1700E, Ludlow.**

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.