

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, April 17, 2025**  
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](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. Approval of Minutes – *None*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*
6. Continued Public Hearings
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 164-AT-25**      Petitioner: **Zoning Administrator**

- Request: **Amend the Champaign County Zoning Ordinance as follows regarding the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality:**
1. **Add the following definition to Section 3.0 Definitions: “URBAN ANIMALS” that are animals that may be kept in a Residential Zoning District within 1,000 feet of a home rule municipality.**
  2. **Amend Section 5.2 as follows:**
    - a. **Add a Footnote to the Table of Authorized Uses for “URBAN ANIMALS” in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts.**
  3. **Add new Section 7.8 to establish regulations including but not limited to:**
    - a. **Limit the number of URBAN ANIMALS that may be kept on a lot in a Residential District within 1,000 feet of a home rule municipality.**
    - b. **Establish minimum requirements for the housing and care of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality.**
    - c. **Require that the keeping of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality must be registered with the Department of Planning and Zoning.**

**\*Case 165-S-25**      Petitioner: **Tanner Shiley d.b.a. ATS Custom Construction**

Request: **Authorize a “Contractor’s Facility with Outdoor Storage and/or Outdoor Operations” as a Special Use Permit in the B-4 General Business and the AG-2 Agriculture Zoning Districts.**

Location: **Six tracts of land totaling 6.1 acres located in the Southeast Quarter of the**

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**Northeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian, Champaign County with PIN's 25-15-33-278-001, 002, 003, 004, 005, 006 with an addresses of 3506 N. Cunningham Ave., 3502 N. Cunningham Ave., 1610 E. Oaks Rd. 1612 E. Oaks Rd. 1706 E. Oaks Rd., and 1710 A & B E. Oaks Rd. Urbana.**

8. Staff Report

9. Other Business  
    A. Review of Docket

10. Adjournment

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\* 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.