

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, April 30, 2026**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room
Bennett Administrative Center
102 East Main Street
Urbana, IL 61801**

This meeting will be held in person and there will be no virtual meeting. Entry is through the south entrance to Bennett. 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@champaigncountyil.gov 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**

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

6. Continued Public Hearings - **None**

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.**

7. New Public Hearings

***Case 193-S-26** Petitioner: **James & Stephanie Spiros**

Request: **Authorize a Special Use Permit for the construction of an artificial lake of one or more acres in area in the AG-2 Agriculture Zoning District, per Section 5.2 of the Zoning Ordinance.**

Location: **A 17.94-acre vacant lot in the Northwest Quarter of the Southeast Quarter of Section 14, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township, with an address of 3875 E. Washington St., Urbana.**

***Case 194-V-26** Petitioner: **James & Stephanie Spiros**

Request: **Authorize a variance for a proposed 11.961-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-2 Agriculture Zoning District, per Section 5.3 of the Zoning Ordinance.**

Location: **A 17.94-acre vacant lot in the Northwest Quarter of the Southeast Quarter of Section 14, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township, with an address of 3875 E. Washington St., Urbana.**

***Case 195-V-26** Petitioner: **Laura Rexroad**

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

Part A: Authorize a variance for the use of an existing fence located within the corner visibility triangle per Section 4.3.3 F.1 of the Zoning Ordinance.

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Part B: Authorize a variance for the use of an existing fence located within the driveway visibility triangle per Section 4.3.3 F.2 of the Zoning Ordinance.

Part C: Authorize a variance for the use of an existing fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height per Section 4.3.3 G of the Zoning Ordinance.

Part D: Authorize an existing single-family home with a rear yard of 7 feet in lieu of the minimum required 20 feet as per Section 5.3 of the Zoning Ordinance.

**Part E: Authorize an existing firewood storage shed with the following variance:
Subpart 1: A setback of 27 feet in lieu of the required 55 feet and a front yard of 0 feet in lieu of the required 25 feet as per Section 7.2.2 A. of the Zoning Ordinance.**

Subpart 2: A rear yard of 0 feet in lieu of the required 5 feet as per Section 7.2.2 B. of the Zoning Ordinance.

Subpart 3: A driveway visibility triangle of 0 feet in lieu of the minimum required 15 feet per Section 4.3.3 F.2 of the Zoning Ordinance.

Location: Lot 386, of Scottswood 6th Subdivision, in the Southwest Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-15-257-038, commonly known as the property with an address of 2807 E. Illinois St., Urbana.

***Case 197-S-26** **Petitioner: John LeForge d.b.a. Beast Mode Painting LLC**
Request: Authorize a “Contractor’s Facility with no Outdoor Storage and/or Outdoor Operations” as a Special Use Permit in the AG-2 Agriculture Zoning District.
Location: A 3.9-acre lot, in the Southwest Quarter of the Southwest Quarter of Section 14, Township 20 North, Range 8 East of the Third Principal Meridian, in Hensley Township with PIN 12-14-14-300-008, commonly known as the property with an address of 2106 CR 1000E, Champaign.

Case 202-AT-26 **Petitioner: Zoning Administrator**
Request: Amend Sections 5.5.2 and 5.5.3 of the Champaign County Zoning Ordinance to extend a temporary safety moratorium on Carbon Sequestration Activity to expire in 6 months after the effective date of the amendment.

***Case 198-AM-26** **Petitioner: Patrick Duda**
Request: Amend the Zoning Map to allow for the development of one single family residential lot in the AG-1 Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District in conjunction with related County Board Special Use Permit Case 199-S-26.
Location: A proposed 5.09-acre lot in the Northeast Quarter of the Northeast Quarter of Section 26, Township 21 North, Range 7 East of the Third Principal Meridian, in Newcomb Township, being the north 5.09-acres of an existing 10.18-acre lot at

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the southwest corner of CR 2600N and 500E with an address of 2595 CR 500E,
Mahomet.

- *Case 199-S-26** Petitioner: **Patrick Duda**
- Request: **Authorize a Special Use Permit for a Rural Residential Overlay (RRO) Zoning District for one single family residential lot in conjunction with related map amendment Case 198-AM-26 that is also required for an RRO.**
- Location: **A proposed 5.09-acre lot in the Northeast Quarter of the Northeast Quarter of Section 26, Township 21 North, Range 7 East of the Third Principal Meridian, in Newcomb Township, being the north 5.09-acres of an existing 10.18-acre lot at the southwest corner of CR 2600N and 500E with an address of 2595 CR 500E, Mahomet.**
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- *Case 200-V-26** Petitioner: **Patrick Duda**
- Request: **Authorize a variance for a proposed 5.09-acre lot in lieu of the maximum allowed 2 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, with a proposed Rural Residential Overlay as requested in the related cases 198-AM-26 and 199-S-26 per Section 5.3 and 5.4 of the Champaign County Zoning Ordinance.**
- Location: **A proposed 5.09-acre lot in the Northeast Quarter of the Northeast Quarter of Section 26, Township 21 North, Range 7 East of the Third Principal Meridian, in Newcomb Township, being the north 5.09-acres of an existing 10.18-acre lot at the southwest corner of CR 2600N and 500E with an address of 2595 CR 500E, Mahomet.**

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.