

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, May 14, 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](mailto: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\*\*
6. Continued Public Hearings - **None**
7. New Public Hearings

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

**\*Case 201-V-26** Petitioner: **Michelle Aders & Bonnie Stanton**

Request: **Authorize a variance for a proposed 10-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-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **An existing 3.61-acre lot plus a 6.39-acre tract, totaling 10-acres in the Southwest ¼ of the Southwest ¼ of Section 3, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, with an address of 1524 CR 1100 N, Urbana.**

**\*Case 203-V-26** Petitioner: **Rhonda Rhoden Angel**

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

**Part A: Authorize a variance for an existing carport with a setback of 30 feet and a front yard of zero feet in lieu of the required 55 feet and 25 feet respectively per Section 7.2.2 A. and Section 5.3 of the Zoning Ordinance.**

**Part B: Authorize a variance for an existing carport with a side yard of zero feet in lieu of the required 5 feet per Section 7.2.2 B. of the Zoning Ordinance.**

**Part C: Authorize a variance for an existing carport located within the driveway visibility triangle per Section 4.3.3 F.2 of the Zoning Ordinance.**

**Part D: Authorize a variance for an existing covered porch with a rear yard of 9 feet in lieu of the required 20 feet per Section 5.3 of the Zoning Ordinance.**

Location: **Lot 89, of Scottswood 2nd Subdivision, in the Southeast Quarter of the Northwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-15-179-020, commonly**

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known as the property with an address of 2425 E. Nevada St., Urbana.

**\*Case 204-AM-26** Petitioner: **Deanna Eastin d.b.a. Payne's Pride LLC**

Request: **Amend the Zoning Map to change the zoning district designation from the B-4 General Business Zoning District to the I-1 Light Industry Zoning District.**

Location: **Five lots being Lot 1 & 2 of Barr Farms 1<sup>st</sup> Subdivision and the three lots totaling six acres immediately to the east in the Southwest Quarter of the Northwest Quarter of Section 27, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, with addresses of 4812 N. Cunningham, 4808 N Cunningham and 4712 N. Cunningham, Urbana, Illinois.**

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.