

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, June 25, 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

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.**

***Case 207-S-26** Petitioner: **Jennifer Ash**

Request: **Authorize a “Travel Trailer Camp” as a Special Use Permit in the AG-2 Agriculture Zoning District.**

Location: **A 15.27-acre field, in the South Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-02-302-012, commonly known as the property owned by Jennifer Ash Trust.**

7. New Public Hearings

***Case 210-S-26** Petitioner: **Kevin & Tami Dodd**

Request: **Authorize a Special Use consisting of multiple principal buildings on one lot including an agricultural drainage contractor facility with outdoor storage and operations and a dog grooming shop including a waiver for a minimum lot size of less than one acre, in the B-5 Central Business Zoning District, per Section 4.2.1. F. and Section 5.2. of the Zoning Ordinance.**

Location: **A 0.93-acre lot, in the Southwest Quarter of the Southeast Quarter of Section 7, Township 19 North, Range 10 East of the Third Principal Meridian, in St. Joseph Township with PIN 28-22-07-451-009, commonly known as property with address 1868 CR 1600N Urbana.**

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***Case 211-V-26** Petitioner: **Latif Khan**

Request: **Authorize the following variance in the R-2 Single Family Residence Zoning District on the subject property described below:**

Part A: Authorize a variance for a proposed ground mounted solar array with a setback of 35 feet from the centerline of Ferguson St. and a front yard of 2 feet in lieu of the required 55 feet and 25 feet respectively per Section 7.2.1 of the Zoning Ordinance.

Part B: Authorize a variance for an existing non-conforming single-family residence with a setback of 47 feet from the centerline of Third St. and a front yard of 14 feet in lieu of the required 55 feet and 25 feet respectively per Section 5.3 of the Zoning Ordinance.

Part C: Authorize a variance for an existing non-conforming single-family residence with a front yard (north) of 22 feet in lieu of the required 25 feet per Section 5.3 of the Zoning Ordinance.

Part D: Authorize a variance for an existing non-conforming single-family residence located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

Part E: Authorize a variance for an existing non-conforming detached garage with a setback of 49 feet from the centerline of Third St., a front yard of 16 feet and a side yard of zero feet in lieu of the required 55 feet, 25 feet and 5 feet respectively per Section 5.3 and 7.2.1 of the Zoning Ordinance.

Part F: Authorize a variance for a second existing detached garage with a side yard of 3 feet in lieu of the required 5 feet per Section 7.2.1 of the Zoning Ordinance.

Location: **Lot 6 and 7 of William Foo's 2nd Addition to the Town of Fooseland, in the Northwest Quarter of the Southeast Quarter of Section 17, Township 22 North, Range 7 East of the Third Principal Meridian, in Brown Township with PIN 02-01-17-413-001, commonly known as the property with an address of 300 Third St., Fooseland.**

***Case 213-V-26** Petitioner: **George Papametro, NEG Holdings LLC**

Request: **Authorize the following variance in the R-2 Single Family Residence Zoning District on the subject property described below:**

Part A: Authorize a variance for a proposed single-family residence with a setback of 41 feet from the centerline of S. Sheridan St. and a side yard of 10 feet in lieu of the required 42 feet and 12 feet respectively per Footnote 3 of Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for a proposed single-family residence located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

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Location: **Lot 13 and 14 of The Original Town of Seymour, Section 17, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and commonly known as the property with an address of 111 S. Sheridan Street, Seymour.**

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.