

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, July 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](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**

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

#### 7. New Public Hearings

**\*Case 214-V-26**      Petitioner: **Angie Clayton**

Request: **Authorize a variance for the use of an existing storage shed with a setback of 41 feet from the centerline of Spruce Dr. and a front yard of 11 feet in lieu of the required 55 feet and 25 feet respectively per Section 7.2.2 of the Zoning Ordinance.**

Location: **Lot 282, of the Fourth Plat of Lake View Subdivision, in the Northeast Quarter of the Northeast Quarter of Section 14, Township 20 North, Range 7 East of the Third Principal Meridian, in Mahomet Township with PIN 15-13-14-231-004, commonly known as the property with an address of 502 Valley Dr., Mahomet.**

**\*Case 216-V-26**      Petitioner: **Michael Nolan, Elizabeth Burgess, Steve Wood and Tim Wood**

Request: **Authorize a variance for two proposed 5.34-acre lots 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 10.68-acre agricultural lot that is part of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 14, Township 18 North, Range 7 East of the Third Principal Meridian in Colfax Township, commonly known as farmland owned by Michael Nolan, Elizabeth Burgess, Steve Wood and Tim Wood with PIN 05-25-14-200-006.**

**\*Case 217-S-26**      Petitioner: **Frank Pagel d.b.a. HSI Assets LLC**

Request: **Authorize a helicopter based custom agrichemical application contractor as a “Contractors Facility with Outdoor Storage and Outdoor Operations” as a Special Use Permit in the AG-1 Agriculture Zoning District, per Section 5.2. and Section 6.1.3 of the Zoning Ordinance.**

Location: **A 15 acre lot, in the Northeast Quarter of the Northeast Quarter of Section 2,**

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**Township 21 North, Range 7 East of the Third Principal Meridian, in Newcomb Township with PIN 16-07-02-200-008, commonly known as the property with an address of 2991 CR 500E, Fisher.**

**A 2.49 acre lot, in the Northeast Quarter of the Northwest Quarter of Section 1, Township 21 North, Range 7 East of the Third Principal Meridian, commonly known as the property with an address of 527 CR 3000N, Fisher.**

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.