

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, October 15, 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**
6. Continued Public Hearings

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

***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, 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.

7. New Public Hearings

***Case 223-AM-26** Petitioner: **Matthew & Stephanie Owens**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a truck terminal for a solid waste hauling business as a Special Use in related Zoning Case 224-S-26.**

Location: **A 5-acre lot in the northeast quarter of the northeast quarter of Section 34, Township 22 North, Range 10 East of the Third Principal Meridian in Harwood Township, commonly known as the property with an address of 2179 CR 3100N, Gifford.**

***Case 224-S-26** Petitioner: **Matthew & Stephanie Owens**

Request: **Authorize a Special Use Permit to allow a truck terminal for a solid waste hauling business on the property that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the Current AG-1 Agriculture Zoning District in the related zoning case 223-AM-26 with the following waiver:**

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Authorize a waiver for not installing a six-foot tall wire mesh fence that is a Standard Condition for a Truck Terminal, per Section 6.1.3 of the Zoning Ordinance.

Location: **A 5-acre lot in the northeast quarter of the northeast quarter of Section 34, Township 22 North, Range 10 East of the Third Principal Meridian in Harwood Township, commonly known as the property with an address of 2179 CR 3100N, Gifford.**

***Case 225-V-26** Petitioner: **Matthew & Stephanie Owens**

Location: **A 5-acre lot in the northeast quarter of the northeast quarter of Section 34, Township 22 North, Range 10 East of the Third Principal Meridian in Harwood Township, commonly known as the property with an address of 2179 CR 3100N, Gifford.**

Request: **Authorize a variance for the use of an existing storage shed with a rear yard of 2 ft. in lieu of the required 10 ft. per Section per Section 7.2.1 of the Zoning Ordinance.**

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.