

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, October 30, 2025**
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 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:**
1. **Add the following definition to Section 3.0 Definitions: “URBAN ANIMALS” that are animals that may be kept in a Residential Zoning District within 1,000 feet of a home rule municipality.**
 2. **Amend Section 5.2 as follows:**
 - a. **Add a Footnote to the Table of Authorized Uses for “URBAN ANIMALS” in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts.**
 3. **Add new Section 7.8 to establish regulations including but not limited to:**
 - a. **Limit the number of URBAN ANIMALS that may be kept on a lot in a Residential District within 1,000 feet of a home rule municipality.**
 - b. **Establish minimum requirements for the housing and care of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality.**
 - c. **Require that the keeping of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality must be registered with the Department of Planning and Zoning.**

7. New Public Hearing

***Case 179-AM-25** Petitioner: **Michael Stoller d.b.a. CU Jiu Jitsu LLC**

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

Location: **Lots 301, 302, 303, 304, 318, 319 and 320 in Wilber Heights Subdivision in the Southwest Quarter of the Southwest Quarter of Section 31, Township**

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20 North, Range 9 East of the Third Principal Meridian in Somer Township, and more commonly known as 2408 N. Market St., Champaign.

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.