

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, August 28, 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 – *January 16, 2025, January 30, 2025, February 13, 2025*
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 Hearings
***Case 172-V-25** Petitioner: **Michael Hamer**

Request: **Authorize a variance for an existing detached storage shed with a rear yard of 0 feet in lieu of the minimum required 10 feet in the AG-1 Agriculture Zoning District.**

Location: **A 1.3-acre tract in the North half of the East half of the Fractional**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
AUGUST 28, 2025

Page 2

**Northeast Quarter of Section 3, Township 20 North, Range 10 East of the
Third Principal Meridian, in Stanton Township with an address of 2185
County Road 2400N, St. Joseph**

***Case 173-V-25 Petitioner: Ryan and Sarah Perry**

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

**Part A: A variance for an existing barn with setback from the centerline of
1900E of 43 feet in lieu of the minimum required 55 feet and a front yard of 23
feet in lieu of the required 25 feet per Section 7.2.1 of the Champaign County
Zoning Ordinance.**

**Part B: A variance for an existing barn with a side yard of 3 feet in lieu of the
minimum required 10 feet in the AG-1 Agriculture Zoning District, per
Section 7.2.1 of the Champaign County Zoning Ordinance**

**Location: A 2-acre tract in the Southwest Quarter of the Southwest Quarter of
Section 17, Township 18 North Range 10 East of the Third Principal
Meridian in Sidney Township with an address of 906 County Road 1900E,
Sidney.**

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.