

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF SPECIAL MEETING

Date: **Thursday, March 19, 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 – *March 13, 2025*
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.

7. New Public Hearings

***Case 190-V-25** Petitioner: **Chelsie York**

Request: **Authorize the following variance in the R-2 Single Family Zoning District:**

Part A: The use of an existing lot with an average lot width of 155 feet in lieu of the minimum required 200 feet required by Section 5.3 of the Zoning Ordinance.

Part B: The use of an existing detached storage shed with a side and rear yard of 5 feet in lieu of the minimum required 10 feet in the CR Conservation-Recreation Zoning District, per Section 7.2.1 of the Champaign County Zoning Ordinance.

Location: **A 1-acre tract in the Southeast Quarter of the Southeast Quarter of Section 19, Township 20 North, Range 7 East of the Third Principal Meridian, in Mahomet Township with an address of 88 County Road 2000N, Mahomet.**

***Case 191-AM-25** Petitioner: **Benjamin Franklin**

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: **A .26-acre parcel being Lot 26 in “Beverly Hills”, Herman King’s Subdivision in the Southwest Quarter of the Southwest Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, with an address of 1601 N. Coler Ave., Urbana, Illinois.**

***Case 192-V-26** Petitioner: **Douglas & Victoria Eichelberger**

Request: **Authorize the following variance in the AG-1 Agriculture Zoning District:**

Part A: The use of an existing garage addition with a setback of 47 feet in lieu of the minimum required 55 feet, and a front yard of 17 feet in lieu of the

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minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Zoning Ordinance.

Part B: The use of an existing shed with a setback of 30 feet in lieu of the minimum required 55 feet, and a front yard of 0 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Zoning Ordinance.

Part C: A proposed detached garage with a setback of 32 feet in lieu of the minimum required 55 feet, and a front yard of 2 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Zoning Ordinance.

Location: **Two tracts of land totaling 13 acres in the Northwest Quarter of Section 1, Township 22 North, Range 9 East of the Third Principal Meridian, in Ludlow Township, with an address of 1729 CR 3600N, Ludlow.**

Case 196-AT-26 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows regarding a temporary moratorium on DATA CENTERS with at least 10,000 square feet of processing area:**

1. **Amend Section 5.2 as follows:**
 - a. **Temporarily prohibit DATA CENTERS with at least 10,000 square feet of processing area by means of a temporary development moratorium.**
2. **Add new Section 5.6 Development Moratorium on DATA CENTERS with at least 10,000 square feet of processing area and provide as follows:**
 - a. **That the purpose of the temporary development moratorium is to allow time for the Champaign County Board to adopt a comprehensive ordinance(s) regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within its borders.**
 - b. **That all DATA CENTERS with at least 10,000 square feet of processing area development pending or proposed after the effective date of the amendment shall be held in abeyance and shall not be approved by Champaign County until the revocation of this temporary moratorium.**
 - c. **That the moratorium shall expire in 12 months after the effective date of the amendment.**

8. Staff Report

9. Other Business

- A. Reschedule case 164-AT-25 to April 30, 2026, Review of Docket
- B. Suspension of ZBA bylaws to allow five cases at the March 26, 2026, meeting
- C. 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.