

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, July 17, 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 130-AT-24** Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance to add “Battery Energy Storage System” as a new principal use under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that a Battery Energy Storage System may be authorized by a Special Use Permit in the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, B-4 General Business, I-1 Light Industry and I-2 Heavy Industry Zoning Districts; add requirements and fees for “Battery Energy Storage Systems”; add any required definitions, and make certain other revisions to the Ordinance as detailed in the full legal description**

7. New Public Hearings

***Case 167-AT-25** Petitioner: **Ehler Bros. Co., PO Box 546, Thomasboro, with President/Director Kristofer Ehler, Secretary Sherri Bateman, Director Aaron Ehler, Treasurer Randi Justus and Shareholder holding more than 20% share David Ehler, represented by Dustin Ehler**

Request: **Case 167-AM-25**
Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture District to the B-1 Rural Trade Center District in order to expand operations of a Farm Chemicals and Fertilizer Sales business including storage and mixing of blended fertilizer.

Case 171-V-25

Authorize a variance from Section 4.3.10 of the Champaign County Zoning Ordinance which requires compliance with the Champaign County Storm Water Management and Erosion Control Ordinance, which requires a Storm Water Drainage Plan and review for more than one acre of impervious area within a lot of 2 to 6.25 acres, for the property in related Zoning Case 167-AM-25.

Location: **A 3 acre tract in the Northwest Quarter of the Northeast Quarter of Fractional**

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Section 19, Township 20N Range 11E of the Third Principal Meridian in Ogden Township with PIN 17-17-19-200-011, located immediately east of the existing Ehler Brothers facility with an address of 2475 E CR 2100 N, St. Joseph

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.