

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, August 27, 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 – **None**
7. New Public Hearings

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

***Case 218-V-26** Petitioner: **Gary Koelewyn**

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

Part A: Authorize a variance for a proposed division of a lot 5 acres or less in area, per Section 5.4.2 A.3 of the Champaign County Zoning Ordinance.

Part B: Authorize a variance for a proposed 1.002-acre lot with an average lot width of 180 feet in lieu of the minimum required average lot width of 200 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance..

Location: **An existing 4.59-acre lot in the Southwest ¼ of the Northeast ¼ of Section 20, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township, with PIN 12-14-20-200-013, commonly known as the property with an address of 4511 Goldfinch Rd., Champaign.**

***Case 219-V-26** Petitioner: **Ashley Daly**

Request: **Authorize the following variance in the AG-1 Agriculture Zoning District on the subject property described below:**

Part A: Authorize a variance for an existing lot with an average lot width of 150 feet in lieu of the required 200 feet per Section 5.3 and of the Zoning Ordinance.

Part B: Authorize a variance for an existing detached storage building with a rear yard of 3 feet in lieu of the required 10 feet per Section 7.2.1 of the Zoning Ordinance.

Location: **An existing 1.71 acre lot, in the Southeast Quarter of the Southwest Quarter of Section 14, Township 18 North, Range 7 East of the Third Principal Meridian, in Colfax Township with PIN 05-25-14-300-016, commonly known as the property**

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with an address of 444 CR 900N Ivesdale.

***Case 220-V-26 Petitioner: Aaron Tuller**

Request: Authorize the following variance in the AG-1 Agriculture Zoning District on the subject property described below:

Part A: Authorize a variance for a proposed detached storage building with an average height of 20 feet in lieu of the required 15 feet per Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for an existing detached storage building with a rear yard of 1 foot in lieu of the required 10 feet per Section 7.2.1 of the Zoning Ordinance.

Part C: Authorize a variance for an existing corn crib with a rear yard of 4 feet in lieu of the required 10 feet per Section 7.2.1 of the Zoning Ordinance.

Location: An existing 0.8-acre lot, in the Northwest Quarter of the East Half of the Northwest Quarter of Section 27, Township 22 North, Range 10 East of the Third Principal Meridian, in Harwood Township with PIN 11-04-27-100-002, commonly known as the property with an address of 2125 CR 3200N Rantoul.

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.