

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 15, 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](mailto: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\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

#### 6. Continued Public Hearings

**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.**

#### 7. New Public Hearings

**\*Case 182-S-25**      Petitioner: **Lauren and Jeffrey Brokish, Brokish Properties LLC, d.b.a Prairie Fruits Farm and Creamery**

Request: **Authorize a Major Rural Specialty Business as a Special Use Permit in the AG-2 Agriculture Zoning District, with waivers of standard conditions including, but not limited to, the prohibition of sales of alcohol not produced on the premises.**

Location: **37.52 acres and is comprised of 4 tracts of land, including Lot 1, of Jamestown Subdivision, Lot 1 of Illinois Farm to Table Subdivision and 16.58 acres located in the Northwest Quarter of the Southeast Quarter of Section 29, Township 20 North, Range 9 East of the Third Principal Meridian, in Somer Township with PIN's 25-15-29-400-019, 022, 023 and 024, commonly known as the property with an address of 4410 N. Lincoln Ave., Champaign, farmland owned by Brokish Properties LLC and farmland owned by the City of Urbana.**

**\*Case 183-S-25**      Petitioner: **Juan Hernandez, JKI's Remodeling & Landscaping 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: **The subject property is Lot 3, of Barcus Subdivision, in the Southwest Quarter of the Southwest Quarter of Section 17, Township 20 North, Range 10 East of the Third Principal Meridian, in Stanton Township with PIN 27-16-17-351-004, commonly known as the property with an address of 2106 CR 1900E, Urbana.**

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8. Staff Report

9. Other Business  
    A. Review of Docket

10. Adjournment

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\* 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.