

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, May 28, 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**

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

7. New Public Hearings

***Case 205-V-26** Petitioner: **Julie Savignac, Lyndhurst Real Estate LLC**

Request: **Authorize a variance for an existing house and a proposed front porch addition with a setback of 54 feet from the centerline of S. Duncan Rd. and a front yard of 16 feet in lieu of the required 58 feet and 30 feet respectively in the R-2 Single Family Residence Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **Lot 396 of Wellers Holiday Park 4th Section Subdivision, in the Southwest Quarter of the Southwest Quarter of Section 15, Township 19 North, Range 8 East of the Third Principal Meridian, in Champaign Township with PIN 03-20-15-351-005, commonly known as the property with an address of 1306 S. Duncan Rd., Champaign.**

Case 206-AM-26 Petitioner: **Edward Burdette**

Request: **Amend the Zoning Map to change the zoning district designation of the west 1.3 acres of the subject property from the B-3 Highway Business Districts to the AG-1 Agriculture District.**

Location: **A 3.38-acre tract in the Southeast Quarter of the Northeast Quarter of Section 9, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and commonly known as the property with an address of 285 CR 1675N, Seymour.**

***Case 207-S-26** Petitioner: **Jennifer Ash**

Request: **Authorize a “Travel Trailer Camp” as a Special Use Permit in the AG-2 Agriculture Zoning District.**

Location: **A 15.27-acre field, in the South Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-02-302-012, commonly known as**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
MAY 28, 2026
Page 2

the property owned by Jennifer Ash Trust.

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.