

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, June 11, 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 208-AM-26 Petitioner: **Timothy Feldkamp**

Request: **Amend the Zoning Map to change the zoning district designation from the R-3 Two-Family Residence District to the B-2 Neighborhood Business District.**

Location: **Four lots in the Southeast Quarter of the Northwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, with PIN's 30-21-09-176-002, 003, 005 and 007 and commonly known as the properties with addresses of 1201, 1203, 1205 ½ and 1207 ½ East Kerr Ave., Urbana.**

***Case 209-S-26** Petitioner: **Edward Laroe, Melinda Laroe, Kenneth Laroe**

Request: **Authorize a Special Use Permit for Minor Automobile Repair as a Neighborhood Home Occupation that exceeds the maximum allowed number of vehicles, with up to fifteen vehicles to be parked outside at all times including between the hours of 10:00 pm and 6:30 am in the R-3 Two Family Residence Zoning District.**

Location: **A 0.42 acre lot that is the west half of Lot 32 of Fred C. Carroll's Subdivision, of the East Half of the Northwest Quarter of the East Half of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 1207 E. Perkins Ave., Urbana.**

***Case 215-V-26** Petitioner: **Edward Laroe, Melinda Laroe, Kenneth Laroe**

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

Part A: Authorize a variance for the use of an existing fence located within the driveway visibility triangle per Section 4.3.3 F.2 of the Zoning Ordinance.

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Part B: Authorize a variance for the use of an existing fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height per Section 4.3.3 G of the Zoning Ordinance.

Location: **A 0.42 acre lot that is the west half of Lot 32 of Fred C. Carroll's Subdivision, of the East Half of the Northwest Quarter of the East Half of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 1207 E. Perkins Ave., Urbana.**

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.