

CASE 226-V-26

PRELIMINARY MEMORANDUM
September 24, 2026

Petitioner: Maria Serratos Rizo d.b.a. Cleaning All Corporation

Request: Authorize a variance in the I-1 Light Industry Zoning District for an existing detached storage building with a side yard of zero feet in lieu of the minimum required 10 feet, and a rear yard of 12 feet in lieu of the minimum required 15 feet, per Section 7.2.3 of the Champaign County Zoning Ordinance.

Location: Two lots totaling 1.93 acres in the Northwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, with PIN's 03-20-16-102-007 and 03-20-16-102-016, commonly known as the property with an address of 502 S. Staley Rd., Champaign.

Site Area: 1.93 acres

Time Schedule for Development: Currently in use

Prepared by: Charlie Campo, Senior Planner
John Hall, Zoning Administrator

BACKGROUND

The subject property currently has uses that do not conform to the Zoning Ordinance. The Department recommends continuing this case to a future date while the Department and the Petitioner determine how the property can be brought into compliance.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B 2026 Aerial as a site plan showing location of the existing shed submitted September 2, 2026
- C 2026 Annotated Aerial Photo
- D Site Images

Location Map

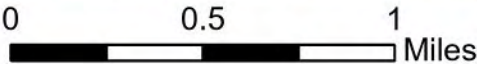
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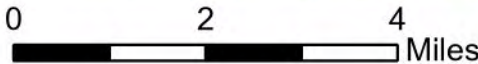
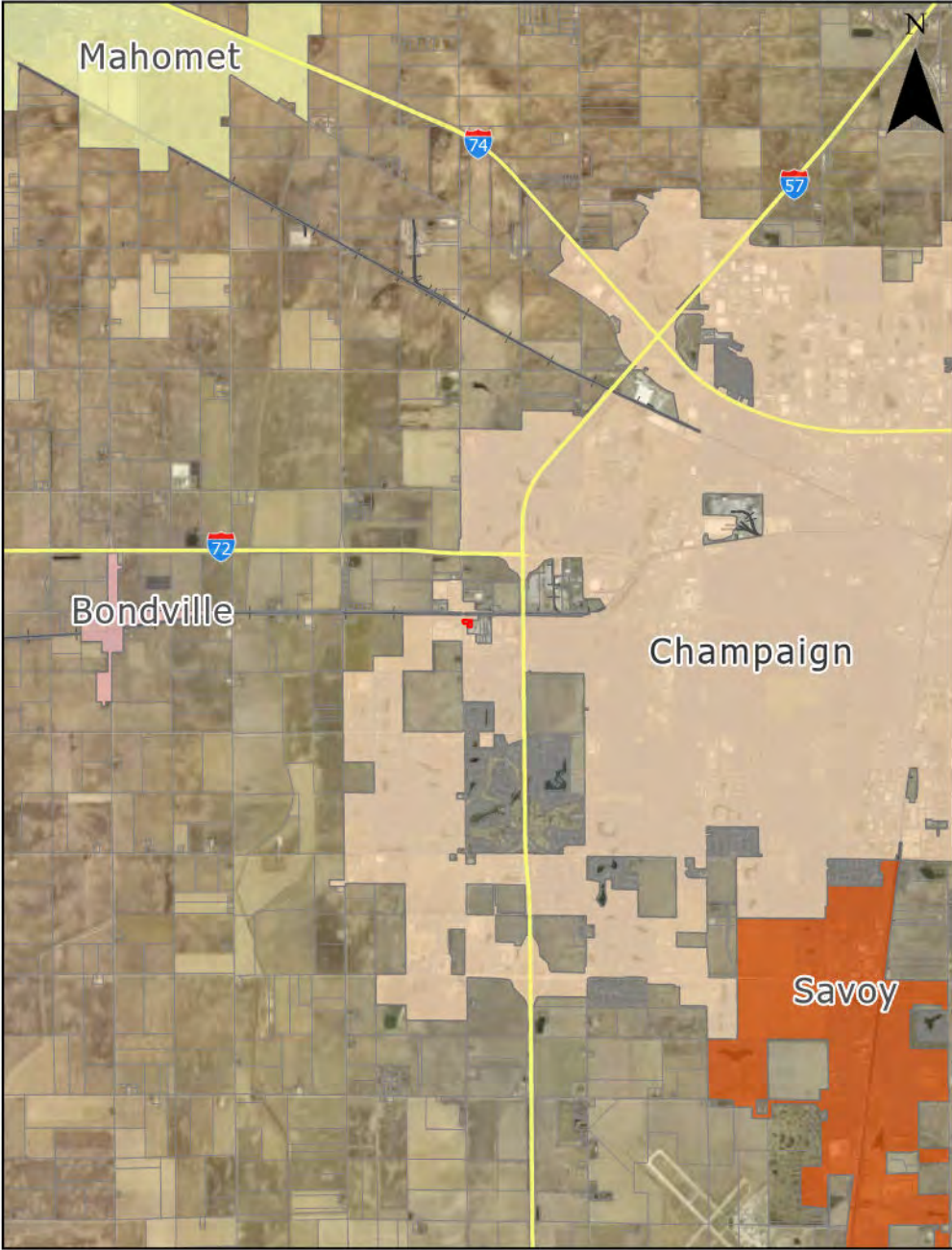
Subject Property



 Subject Parcels



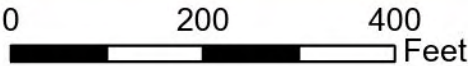
Property location in Champaign County



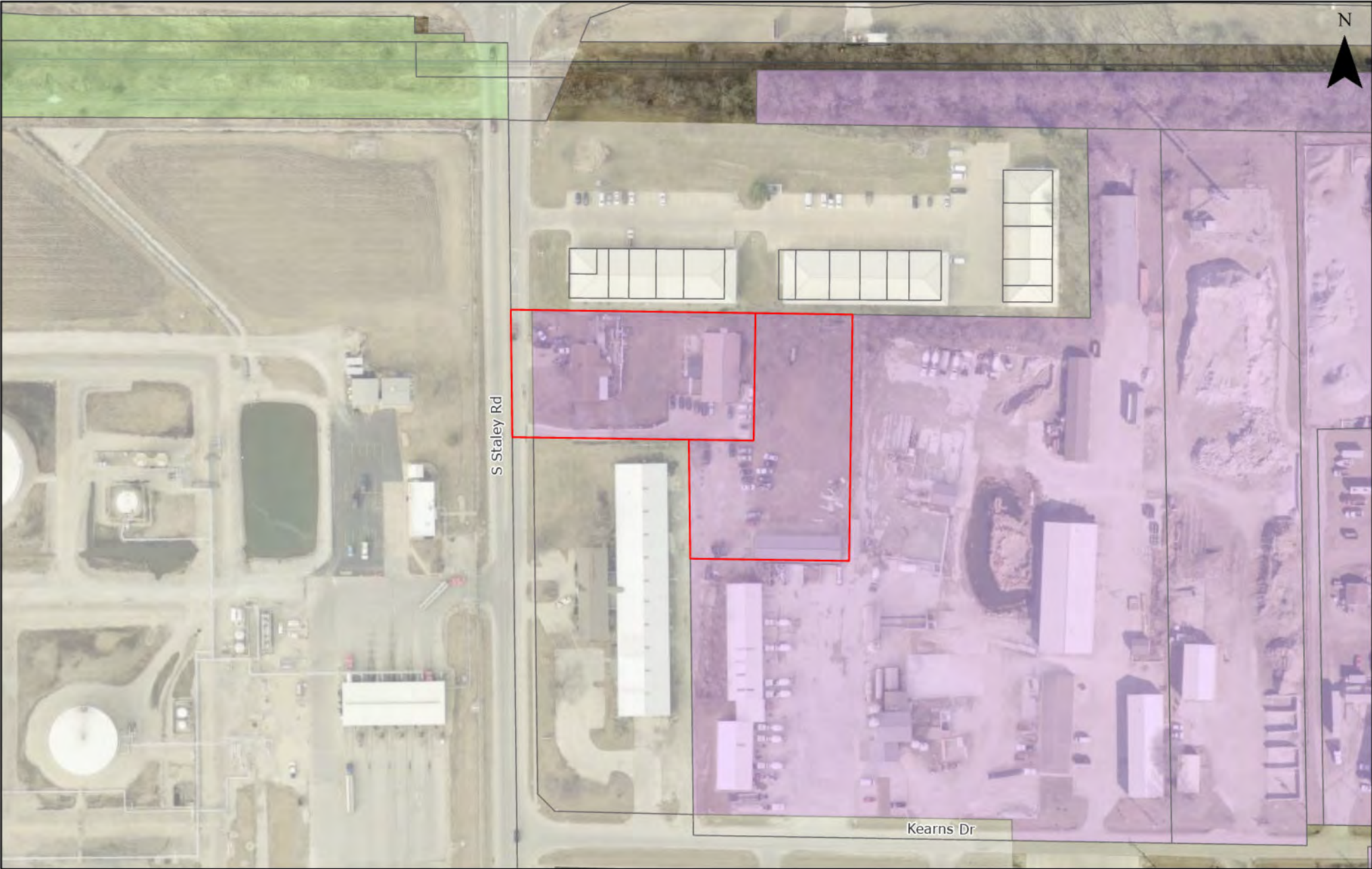
Land Use Map
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Subject Property Commercial City of Champaign



Zoning Map
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40

ft

This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.



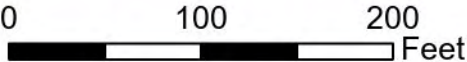
Annotated 2026 Aerial

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 Subject Parcels  City of Champaign



226-V-26 Site Images



From the subject property looking south toward building.



From the subject property looking south along east property line.

226-V-26 Site Images



From adjacent property looking west along south property line.



From subject property looking southeast toward building.