

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF SPECIAL MEETING

Date: **Thursday, October 1, 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**

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

6. Continued Public Hearings - **None**

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 222-V-26** Petitioner: **Donald & Deborah Bilek**

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

Part A: Authorize a variance for an existing single-family residence with a setback of 52 feet from the centerline of East St. and a front yard of 14 feet in lieu of the required 55 feet and 25 feet respectively per Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for an existing detached storage shed with a side yard of three feet from the west property line, in lieu of the required five feet per Section 7.2.1 of the Zoning Ordinance.

Part C: Authorize a variance for a second existing detached storage shed with a side yard of four feet from the south property line, in lieu of the required five feet per Section 7.2.1 of the Zoning Ordinance.

Location: **Lots 1 and 4 of Busey's 6th Addition to Penfield, in the Southwest Quarter of the Southwest Quarter of Section 4, Township 21 North, Range 14 West of the Second Principal Meridian, in Compromise Township with PIN 06-12-04-356-010, commonly known as the property with an address of 404 ½ East St. Penfield.**

***Case 226-V-26** 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**

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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.**

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.