

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, September 11, 2025**  
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\*\*
6. Continued Public Hearings

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

**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:**
1. Add the following definition to Section 3.0 Definitions: “**URBAN ANIMALS**” that are animals that may be kept in a Residential Zoning District within 1,000 feet of a home rule municipality.
  2. Amend Section 5.2 as follows:
    - a. Add a Footnote to the Table of Authorized Uses for “**URBAN ANIMALS**” in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts.
  3. Add new Section 7.8 to establish regulations including but not limited to:
    - a. Limit the number of **URBAN ANIMALS** that may be kept on a lot in a Residential District within 1,000 feet of a home rule municipality.
    - b. Establish minimum requirements for the housing and care of **URBAN ANIMALS** on a lot in a Residential District within 1,000 feet of a home rule municipality.
    - c. Require that the keeping of **URBAN ANIMALS** on a lot in a Residential District within 1,000 feet of a home rule municipality must be registered with the Department of Planning and Zoning.

7. New Public Hearing

**\*Case 174-V-25**      Petitioner: **Adam Slagell**

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

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**SEPTEMBER 11, 2025**

*Page 2*

**Part A:** A proposed ground-mounted solar array with a setback from the centerline of Windsor Rd of 48 feet in lieu of the minimum required 75 feet per Section 7.2.1 of the Champaign County Zoning Ordinance.

**Part B:** A proposed ground-mounted solar array with a side and rear yard of 6 feet and 15 feet respectively in lieu of the required 30 feet per Section 7.2.1 of the Champaign County Zoning Ordinance.

**Part C:** An existing detached garage with a setback from the centerline of Windsor Rd of 63 feet in lieu of the minimum required 75 feet per Section 7.2.1 of the Champaign County Zoning Ordinance.

**Part D:** An existing detached garage with a side and rear yard of 20 feet and 16 feet respectively in lieu of the minimum required 30 feet per Section 7.2.1 of the Champaign County Zoning Ordinance.

Location: **Lot 1 in Phinney Acres Subdivision in Section 23 of Champaign Township and commonly known as the property with address 2321 Phinney Dr., Champaign.**

8. Remanded Public Hearing

**Case 130-AT-25      Petitioner:    Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance to add “Battery Energy Storage System” as a new principal use under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that a Battery Energy Storage System may be authorized by a Special Use Permit in the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, B-4 General Business, I-1 Light Industry and I-2 Heavy Industry Zoning Districts; add requirements and fees for “Battery Energy Storage Systems”; add any required definitions, and make certain other revisions to the Ordinance as detailed in the full legal description.**

9. Staff Report

10. Other Business

A. Review of Docket

11. 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.