

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, February 12, 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](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\*\*

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

#### 6. Continued Public Hearings

**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 185-V-25** Petitioner: **Toby Brown and Elise Riehle**

Request: **Authorize a variance for two existing lots with an average lot width of 160 feet in lieu of the of the minimum required average lot width of 200 feet in the CR Conservation-Recreation Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance**

Location: **Two lots totaling 5.56 acres. The property is located in the Southeast ¼ of the Southwest ¼ of Section 35, Township 21 North, Range 7 East of the Third Principal Meridian, the West ½ of the Fractional Northeast Quarter of Section 2, and the Northeast ¼ of the Southeast ¼ of Fractional Section 2, in Township 20 North, Range 7 East of the Third Principal Meridian in Newcomb and Mahomet Townships, with an address of 401 E CR 2425N, Mahomet**

**\*Case 188-V-25** Petitioner: **James W. Riggs, Robert C. Riggs, Lyna S. Buzzard, Jacqueln M. Clark, Daniel J. Riggs, Lisa K. Burke, Maria M. Honig, d.b.a Riggs Family Farm**

Request: **Authorize a variance for a proposed 9-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the CR Conservation Recreation Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance**

Location: **A proposed 9-acre tract in the Northeast ¼ of the Southeast ¼ of Section 30, Township 19 North, Range 14 West of the Second Principal Meridian in South Homer Township, with an address of 1332 S. Homer Lake Rd., Homer.**

**\*Case 189-S-25** Petitioner: **Wesley Taylor d.b.a Taylor Construction and Design LLC**

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**Request: Authorize a “Contractor’s Facility with Outdoor Storage and/or Outdoor Operations in any yard” as a Special Use Permit in the AG-2 Agriculture Zoning District**

**Location: A 1-acre lot in the Southeast ¼ of the Northeast ¼ of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, with an address of 3604 Cunningham Ave., Urbana**

8. Staff Report

9. Other Business

A. Review of Docket

10. Adjournment

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\* 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.