

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **October 29, 2015**
Time: **7:00 P.M.**
Place: **Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802**

**Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Lierman Ave.
and enter building through Northeast
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (September 10, 2015)
5. Continued Public Hearings

**Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.**

***Case 792-V-14 (REACTIVATED) Petitioner: Robert Frazier**

Request: Authorize the following Variance from the Champaign County Zoning Ordinance in the I-1 Light Industry Zoning District:

Part A. Variance for 48 on-site parking spaces in lieu of the minimum required 67 parking spaces as required by Section 7.4 of the Zoning Ordinance.

Part B. Variance for a setback of 50 feet and a front yard of 20 feet between the principal building and Tiffany Court in lieu of the minimum required setback of 55 feet and the minimum required front yard of 25 feet as required by Section 5.3 of the Zoning Ordinance.

Part C. Variance for parking 0 feet from the front property line in lieu of the minimum required 10 feet from the front property line as required by Section 7.4.1 of the Zoning Ordinance.

Part D. Variance for allowing at least 19 off-street parking spaces on an adjacent lot in lieu of requiring all off-street parking spaces to be located on the same lot or tract of land as the use served, as required by Section 7.4.1 of the Zoning Ordinance.

Location: Lot 4 of the Stahly Subdivision in the Southeast Quarter of Section 8 of Champaign Township and commonly known as the former LEX building located at 310 Tiffany Court, Champaign.

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
OCTOBER 29, 2015

6. New Public Hearings

***Case 814-V-15** Petitioner: **Mark Kesler and Adam Kesler d.b.a. No Limits Fitness**

Request: **Authorize the following variance for a new building under construction in the B-4 General Business Zoning District:**

Part A: Authorize a side yard of 6.5 feet in lieu of the required minimum 10 feet as per Section 5.3 of the Zoning Ordinance.

Part B: Authorize a rear yard of 13 feet in lieu of the required minimum 20 feet as per Section 5.3 of the Zoning Ordinance.

Location: **A 0.377 acre tract on Lot 2 of Casey's Subdivision, a replat of Lot 1 of Warren Subdivision in Mahomet Township in the East Half of the Northwest Quarter of Section 13, Township 20 North, Range 7 East of the Third Principal Meridian and commonly known as 2107 East Tin Cup Road, Mahomet.**

7. Staff Report

8. Other Business

A. Review of Docket

B. Reminder of Meeting Time: November 1st – March 13th, 2016

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**