

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: May 12, 2016  
Time: **7:00 P.M.**  
Place: **John Dimit 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 (February 25, 2016)
5. Continued Public Hearings
6. New Public Hearings

*Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).*

**\*Case 829-V-16** Petitioner: **Diana Bubenik, d.b.a. Prairie Signs Inc.**  
Request: **Authorize a variance from Section 7.3.6 of the Zoning Ordinance on a  
property in the B-4 General Business Zoning District:**

**Part A:** 5 wall mounted signs that occupy 2% of the wall surface on one  
frontage (North) in lieu of the maximum allowed 3 wall mounted  
signs that occupy no more than 15% of the wall surface.

**Part B:** 1 wall mounted sign that occupies 2% of the wall surface and not on  
a frontage (East) in lieu of the maximum allowed 3 wall mounted  
signs that occupy no more than 15% of the wall surface per  
frontage.

**Part C:** 2 private traffic direction signs that are each 38 square feet in area  
in lieu of the maximum allowed 5 square feet per sign.

Location: **A 6 acre tract in part of the Northeast Quarter of the Northwest Quarter of  
Section 24, Township 20N, Range 8E in Hensley Township and commonly  
known as the Rush Truck Center, 309 East Hensley Road, Champaign.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**MAY 12, 2016**  
**PAGE 2**

**Cases 830-AM-16 and \*831-S-16:**

Petitioner: **Traci Lipps and Victor Fuentes, d.b.a. Lipps Family, Inc., d.b.a Willow Creek Farm**

**Case 830-AM-16:** Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use in related Zoning Case 831-S-16 on the subject property described below.**

**\*Case 831-S-16:** Request: **Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related zoning case 830-AM-16 on the subject property described below:**

Location: **A 37 acre tract in Somer Township in the Southwest Quarter of the Northeast Quarter of Section 36 of Township 20 North, Range 9 East of the Third Principal Meridian and commonly known as the farmstead located at 1766 CR 1850N, Urbana.**

7. Staff Report
8. Other Business
  - A. Review of Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

---

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