

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 30, 2016**  
Time: **6:30 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 (March 24, 2016, April 14, 2016 and June 16, 2016)
5. Continued Public Hearings

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

**NOTE: TIME OF THE MEETING: 6:30 P.M.**

\*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; and**

**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; and**

**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**  
**JUNE 30, 2016**  
**PAGE 2**

6. New Public Hearings

**\*Case 836-S-16**      Petitioner: **Champaign County Fair Association and the Champaign County Fair Association Board of Directors: Michael Kobel, President; Kent Weeks, 1<sup>st</sup> Vice President; Edgar Busboom, 2<sup>nd</sup> Vice President; John Bell, Secretary; Pam Barham, Treasurer; HD Brown, Director; Dave Price, Director; Bob Williams, Director; Bill Alagna; Director; Jared Little, Director; Debbie Weeks, Director; Larry Buhrmester, Director**

Request: **Authorize a Special Use Permit in the CR Conservation Recreation Zoning District for the following:**

**Part A: Authorize the expansion of a Fairgrounds that was previously authorized as a Special Use Permit in Case 962-S-94; and**

**Part B: Authorize the use of an existing Parking Lot as an additional principal use and the use of existing parking related passenger waiting buildings as additional principal structures on a Fairgrounds; and**

**Part C: Authorize the construction and use of a proposed Parking Lot as an additional principal use and a proposed related passenger waiting building as an additional principal structure on a Fairgrounds.**

Location: **A 53.79 acre tract in the Northwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as the Champaign County Fairgrounds with an address of 1302 North Coler Avenue, 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

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