

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **December 08, 2016**  
Time: **6:30 P.M.**  
Place: **Meeting Room 2 (Putman 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
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).*

**\*Cases 854-S-16 and \*855-V-16 and \*862-I-16** Petitioner: **ILUR Loral Park MHP**, including principals **David Reynolds**, **RV Horizons General Manager**, **Jack Baczek**, **Manager of Coupling Investments, LLC** and **Patrick Fitzgerald**, agent on behalf of **ILUR Loral Park MHP, LLC**

**\*Case 854-S-16:**

Authorize the expansion of an existing, nonconforming Manufactured Home Park with 34 existing manufactured home sites and an additional 4 proposed manufactured home sites as a Special Use Permit in the R-5 Manufactured Home Park Zoning District, subject to the variance requested in Case 855-V-16 and subject to an interpretation of zoning district boundaries in related Case 862-I-16 and also subject to the required waivers mentioned in the full legal advertisement (see attached).

**\*Case 855-V-16:**

Authorize the use and expansion of an existing, nonconforming Manufactured Home Park in the R-5 Manufactured Home Park Zoning District, subject to the request for Special Use Permit approval and waivers in related Case 854-S-16 and subject to an interpretation of zoning district boundaries in related Case 862-I-16 and also subject to the following required variance:

**Part A:** Authorize a side yard of 6 feet and a rear yard of 0 feet for the Manufactured Home Park Management Storage Facility in lieu of the minimum required 15 feet side yard and 15 feet rear yard as per Zoning Ordinance Section 6.2.2 C.2.

**Part B:** Authorize a minimum setback of 37.5 feet and a front yard of 12 feet in lieu of the minimum required 55 feet setback and 25 feet front yard as per Zoning Ordinance

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Section 4.3.2. for manufactured home site number 1.

**\*Case 855-V-16 cont:**

**Part C: Authorize a rear yard of 10 feet in lieu of the minimum required 15 feet as per Zoning Ordinance Section 6.2.2 C.2. for manufactured home site numbers 17 and 19.**

**Part D: Authorize the placement of an existing manufactured home located in a utility easement in lieu of the requirement that no construction shall take place in a recorded utility easement as per Section 4.2.2D. for manufactured home site number 17.**

**\*Case 862-I-16**

**As authorized in Section 4.1.6, interpret the existing boundaries of the R-5 Manufactured Home Park Zoning District of an existing, nonconforming Manufactured Home Park subject to the request for Special Use Permit approval and waivers in related Case 854-S-16 and subject to the variance requested in related Case 855-V-16.**

**On the following subject property:**

**A tract of land in the Northwest Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as Loral Park Manufactured Home Park, with an address of 31 Fern Street, Urbana.**

7. Staff Report
8. Other Business
  - A. Review of Docket
  - B. Approval of 2017 ZBA Calendar
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.**