

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **December 17, 2015**  
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
5. Continued Public Hearings  
Case 819-AT-15 Petitioner: **Champaign County Zoning Administrator**

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

- Request: **Amend the Champaign County Zoning Ordinance by adding the following:**
- A. **In Section 4.2.1 C. add “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or any use and/or structure that is accessory to a HOSPITAL and/or medical CLINIC may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to Section 5.2”**
  - B. **In Section 5.2, add “HOSPITAL” as a Special Use Permit in the CR District and add a footnote stating that “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or structure that is accessory to a HOSPITAL and/or medical CLINIC, may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to the standard conditions in Section 6.1.3.”**
  - C. **In Section 5.2, add “Medical and Dental Clinic” as a Special Use Permit in the CR District and make the Special Use Permit subject to the same footnote as for HOSPITAL as a Special Use Permit in the CR District.**
  - D. **In Section 6.1.3 add “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or any use and/or structure that is accessory to a HOSPITAL and/or medical CLINIC, as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District” and require no minimum fencing; require the minimum LOT AREA, Width, Maximum HEIGHT, and Required Yards to be the same as in the CR Zoning DISTRICT; and add the following special provisions (standard conditions)”**
    1. **The Public Fairgrounds must have been an established use at the subject location on October 10, 1973.**
    2. **Traffic impacts shall be considered.**
    3. **Site design, land management, and storm water management designs and practices shall provide effective site drainage; meet or exceed state and federal water quality standards; protect downstream drainage patterns; minimize impacts on adjacent properties; provide for stream flows that support healthy aquatic ecosystems; and, wherever possible, preserve existing habitat and enhance degraded habitat.**
    4. **A Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**DECEMBER 17, 2015**  
**PAGE 2**

6. New Public Hearings

**\*Case 816-V-15** Petitioner: **Matt and Amanda Waughtel d.b.a. Bulldog Bullpen Day Care**

Request: **Authorize the following Variances for a Neighborhood Home Occupation in the R-4 Multi-Family Residential Zoning District:**

**Part A: The petitioner's home day care to operate from 6:30 a.m. to 11:00 p.m. in lieu of 6:30 a.m. to 10:00 p.m. as per Subsection 7.1.1F.**

**Part B: Employees of the petitioner's home day care to start as early as 6:30 a.m. in lieu of the required 8:00 a.m. start time established in Subsection 7.1.1A**

**Part C: A maximum of 16 children in lieu of the maximum authorized 12 children established in Subsection 7.1.1Ei**

**Part D: An identification sign for the home day care that is 10 square feet in area in lieu of the required maximum 2 square foot in area.**

Location: **A 0.18 acre tract on Lot 101-1 of Siemsen Replat Subdivision in Mahomet Township in the West Half of the Southwest Quarter of Section 12, Township 20 North, Range 7 East of the Third Principal Meridian and commonly known as 2002 A Middletown Drive, Mahomet.**

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.**