

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS  
NOTICE OF REGULAR MEETING**

Date: **July 27, 2006**  
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
5. Continued Public Hearings
6. New Public Hearings

**Case 506-AM-06** Petitioner: **Ted Rund**

Request: **Amend the Zoning Map to change the zoning district designation from B-3, Highway Business Zoning District to B-4, General Business Zoning District.**

Location: **Lots 15 and 16 in Stern's Industrial Subdivision that are commonly known as the Salt and Light Building at 1512 W. Anthony Drive, Champaign.**

**\*Case 544-V-06** Petitioner: **Myrna Orenic and Stephen Bozdech**

Request: **Part A: Authorize the use of a nonconforming lot of record without a connected public water supply system and without a connected public sanitary sewer system and with a lot area of 23,175 square feet and an average lot width of approximately 72 feet in lieu of the required minimum lot area of 30,000 square feet and the required minimum average lot width of 150 feet, in the R-1, Single Family Zoning District; and**

**Part B: Authorize the use of a nonconforming lot of record without a connected public water supply system without a connected public sanitary sewer system and with a lot area of 22,181 square feet and an average lot width of approximately 75 feet in lieu of the required minimum lot area of 30,000 square feet and the required minimum required lot width of 150 feet, in the R-1 Single Family Zoning District.**

Location: **Part A: Lot 34 of the Spring Lake Subdivision and commonly known as the vacant lot at 1705 W Northshore Dr, Mahomet.**

**Part B: Lot 35 of the Spring Lake Subdivision and commonly known as the house a 1707 W Northshore Dr, Mahomet.**

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**Case 558-AT-06** Petitioner: **Zoning Administrator**

- Request:
- 1. Amend paragraph 4.2.1C to allow “mortuary or funeral home” in the AG-2 District as a second principal use on a lot on which there is a cemetery when the lot is under common management.**
  - 2. Amend Section 5.2 to change “mortuary” to be “mortuary or funeral home”.**
  - 3. Amend Section 5.2 to add “mortuary or funeral home” as a Special Use Permit in the AG-2 District with a footnote specifying that a mortuary or funeral home is only allowed in the AG-2 District as a second principal use on the same lot as a cemetery and the lot must be under common management.**
  - 4. Add standard conditions for “mortuary or funeral home” as a Special Use Permit in the AG-2 District.**

7. Staff Report

8. Other Business

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.**