

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, June 29, 2023**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room**
Brookens Administrative Center
1776 East Washington Street
Urbana, IL 61802

This meeting will be held in person and there will be no virtual meeting. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting.

If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of Minutes – *May 25, 2023*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

6. Continued Public Hearings

***Case 092-V-23** Petitioner: **Stephen Lemke**

Request: **Authorize the following variance in the I-1 Light Industry Zoning District:**
Part A: Authorize a variance for a lot area of 6,600 square feet in lieu of the minimum required 10,000 square feet in area as per Section 4.3.4 of the Zoning Ordinance.

Part B: Authorize an existing single-family home with a side yard of 0 feet in lieu of the minimum required 10 feet as per Section 5.3 of the Zoning Ordinance.

Part C: Authorize an existing detached storage shed with a side yard of 0 feet in lieu of the minimum required 10 feet side yard, as per Section 7.2.1 of the Zoning Ordinance.

Location: **Lots 141 and 142 in Wilber Heights Subdivision in the Southeast Quarter of the Southwest Quarter of Section 31, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, and more commonly known as 318 Paul Ave, Champaign, Illinois.**

7. New Public Hearings

***Case 096-AM-23** Petitioner: **Justin & Heidi Blake, Les & Emily Cotton, Vincent & Cheryl Sims, d.b.a. Evergreen Cremation Services Inc.**

Request: **Amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the AG-2 Agriculture Zoning District in order to establish and operate the proposed Special Use in related Zoning Case 097-S-23.**

Location: **Lot 3 of Stahly Subdivision in the Southeast Quarter of the Southeast Quarter of Section 8, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township with an address of 314 Tiffany Court, Champaign.**

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- *Case 097-S-23** Petitioner: **Justin & Heidi Blake, Les & Emily Cotton, Vincent & Cheryl Sims, d.b.a. Evergreen Cremation Services Inc.**
- Request: **Authorize a Special Use to establish a crematory on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District in related zoning case 096-AM-23, with the following waivers:**
- Waiver Part A: A lot area of 1.69 acres in lieu of the minimum required 10 acres for a crematory.**
- Waiver Part B: A setback of 72 feet from the street centerline of Tiffany Court in lieu of the minimum required 100 feet for a crematory.**
- Location: **Lot 3 of Stahly Subdivision in the Southeast Quarter of the Southeast Quarter of Section 8, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township with an address of 314 Tiffany Court, Champaign.**
- *Case 098-V-23** Petitioner: **Ross Mansfield**
- Request: **Authorize a variance for an existing 5-acre tract in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**
- Location: **An existing 5-acre tract in the North Half of the Southwest Quarter of the Northwest Quarter of Section 4, Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township, with an address of 2974 CR 800E, Dewey.**

8. Staff Report

9. Other Business
 A. Review of Docket

10. Adjournment

* Administrative Hearing. Cross Examination allowed.

** Audience participation with respect to matters other than cases pending before the Board shall be limited to 5 minutes per person totaling no more than one hour.