

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF SPECIAL MEETING

Date: **Thursday, July 6, 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](mailto: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](http://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

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\* 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.