

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **May 17, 2007**
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 (September 28, 2006; November 30, 2006; March 1, 2007; and April 26, 2007)
5. Continued Public Hearings

***Case 576-S-07** Petitioner: **Tom Courson**

Request: **On a property in the B-3 Highway Business Zoning District authorize the
the following:**

**Part A: The construction and use of a seven-unit self storage warehouse
with heat and utilities to individual units as a Special Use; and**

**Part B: As a second Special Use, the following two principal uses on the
same property:**

1. the ongoing use of a tree nursery; and
2. the self-storage warehouse requested in Part A.

Location: **An 11.81 acre tract of land in the North Half of the Northeast Quarter of
Section 24 of Hensley Township and commonly known as the tree farm
at 31 East Hensley Road, Champaign.**

6. New Public Hearings

***Case 575-S-07** Petitioner: **Midwest Group of Illinois, LLC, represented by Attorney Glenn Stanko**

Request: **Authorize the establishment of a Mortuary as a second principal use on a lot
under common management with an existing authorized Cemetery.**

Location: **A 48.7 acre tract in the South half of the South half of Section 18 of Urbana
Township and commonly known as the Mount Hope Cemetery at 611 East
Pennsylvania Avenue, Champaign.**

***Case 578-V-07** Petitioner: **Gary and Melvena Rae Dalton**

Request: **Authorize the ongoing use and reconstruction of a porch addition to a dwelling
with a front yard of 20 feet 10 inches in lieu of the required 25 feet and a setback
of 50 feet 10 inches in lieu of the required 55 feet with respect to Bryarfield
Court, a minor street in the R-1 Zoning District.**

Location: **Lot 6 of Bryarfield Acres Second Subdivision in Section 17 of Mahomet
Township and commonly known as the house at 408 South Bryarfield Court,
Mahomet.**

7. Staff Report
8. Other Business
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**

