

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 25, 2009**
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 (April 30, 2009)
5. Continued Public Hearings

**Note: Case 611-AM-08 and Case 648-S-09
have been withdrawn by the
Petitioners**

Case 611-AM-08 Petitioner: **Casey's Retail Company and Henri Merkelo**

Request: **Amend the Zoning Map to change the zoning district designation from the R-5 Manufactured Home Park Zoning District to the B-4 General Business Zoning District.**

Location: **A 1.04 acre tract in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 10 of Urbana Township and commonly known as the vacant house at 2218 East University Avenue, Urbana.**

***Case 637-V-08** Petitioner: **Mick and Leah Harshbarger**

Request: **Authorize the following in the CR District:**

- A. The construction and use of a detached accessory structure with a side yard of four feet and a rear yard of four feet, two inches in lieu of the required side yard of 10 feet and the required rear yard of 10 feet;**
- B. The construction and use of a detached accessory structure with a side yard of three feet, six inches in lieu of the required side yard of 10 feet;**

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***Case 637-V-08 cont.:**

Location: **Lot 27 of Deer Ridge Ingram's Third Subdivision in Section 30 of Ogden Township and commonly known as the house at 2545 CR 1375N, Ogden.**

6. New Public Hearings

***Case 648-S-09** Petitioner: **Casey's General Stores, Inc., Terry W. Handley, President; Michael R. Richardson, Vice-President; Russell D. Sukut, Vice President; Robert C. Ford, Vice President; Eli J. Wirt, Secretary; William J. Walljasper, Treasurer; and Julia L. Jackowski, Assistant Secretary**

Request: **Authorize the construction and use of a "Gasoline Service Station" as a Special Use in the B-2 Neighborhood Business Zoning District.**

Location: **A 1.04 acre tract in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 10 of Urbana Township and commonly known as the vacant house at 2218 East University Avenue, Urbana.**

7. Staff Report

8. Other Business

A. Discussion of docket space for Wind Farm CBSUP

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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