

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **January 29, 2009**  
Time: **6:30 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

**Case 635-AM-08** Petitioner: **Country Arbors Nursery, Inc. and P. Terence Cultra, President**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District.**

Location: **An approximately 42 acre tract that is approximately the Southeast Quarter of the Southwest Quarter of Section 24 of Urbana Township and commonly known as Country Arbors Nursery, 1742 CR 1400N, Urbana.**

**\*Case 636-S-08** Petitioner: **Country Arbors Nursery, Inc. and P. Terence Cultra, President**

Request: **Authorize the construction and use of a “Garden Shop” as a Special Use in the AG-2 Agriculture Zoning District.**

Location: **The southern 8.5 acres of an approximately 42 acre tract that is approximately the Southeast Quarter of the Southwest Quarter of Section 24 of Urbana Township and commonly known as Country Arbors Nursery, 1742 CR 1400N, Urbana.**

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6. New Public Hearings

**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 641-V-08** Petitioner: **Jeremy & Joy Johnson**

Request: **Authorize the construction and use of a detached garage with an average height of 19 feet in lieu of the maximum allowed average height of 15 feet for a detached accessory building on a lot less than 1.0 acre in area in the AG-1` Zoning District.**

Location: **A 0.91 acre tract in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 36 of Urbana Township and commonly known as the house at 1729 CR 1250N, Urbana.**

**\*Case 642-V-08** Petitioner: **Michael T. McCulley and Riley McCulley**

Request: **Authorize the creation and use of a lot 3.80 acres in area in lieu of the maximum allowed 3.0 acres on best prime farmland.**

Location: **A 3.8 acre portion of a 36 acre tract in the North Half of the Southwest Quarter of Fractional Section 1 of Hensley Township and commonly known as the house at 2354B CR 1100E, Champaign.**

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.**