

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF SPECIAL MEETING

Date: **October 13, 2016**  
Time: **7:00 P.M.**  
Place: **John Dimit 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

**Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).**

**Case 845-AM-16 and \*Case 846-S-16:**

Petitioner: **Kevin Modglin and Jeff Swan and Jeff Dazey, d.b.a Advantage Trucking, LLC**

**Case 845-AM-16:**

Request: **Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence Zoning District to the B-4 General Business Zoning District in order to establish and operate the proposed Special Use in related Zoning Case 846-S-16.**

- \*Case 846-S-16: Request:**
- Part A: Authorize multiple principal uses and buildings on the same lot consisting of a Truck Terminal, Contractor's Facility with Outdoor Storage and/or Operations, and 144 Self Storage Warehouse Units as a Special Use on land that is proposed to be rezoned to the B-4 General Business Zoning District from the current R-4 Multiple Family Residence Zoning District in related zoning case 845-AM-15 on the subject property described below.**
- Part B: Authorize the following waiver to the standard conditions of the "Truck Terminal" special use as per Section 6.1.3 of the Zoning Ordinance: A separation distance of 55 feet in lieu of the minimum required 200 feet between any Truck Terminal and any adjacent residential district or residential use on the subject property described below.**
- Part C: Authorize the following waiver to the standard conditions of the "Truck Terminal" special use as per Section 6.1.3 of the Zoning Ordinance: No wire mesh fence surrounding the Truck Terminal in lieu of the minimum required 6 feet tall wire mesh fence on the subject property described below.**

Location: **A 7.97 acre tract in Rantoul Township that is part of the Southwest Quarter of the Southwest Quarter of Section 15 and a part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and formerly known as the Cherry Orchard Apartments property with an address of 1512 CR 2700N, Rantoul.**

6. New Public Hearings
7. Staff Report
8. Other Business
  - A. Review of Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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