

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **September 17, 2020**  
Time: **6:30 P.M.**  
Place: **ZOOM MEETING**  
~~Lyle Shields Meeting Room~~  
~~Brookens Administrative Center~~  
~~1776 E. Washington Street~~  
~~Urbana, IL 61802~~

All public testimony during the meeting will only be received via ZOOM. 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 4:00 pm the day of the meeting.

*If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.*

### ZOOM MEETING INFORMATION:

Time: Sep 17, 2020 06:30 PM Central Time (US and Canada)      Dial by your location  
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### AGENDA

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

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings
6. New Public Hearings

**\*Cases 974-S-20 and 983-V-20**

Petitioners: **James and Rhonda Cobb, d.b.a. Cobb Transport LLC**

Request: Case 974-S-20\*

Authorize a Truck Terminal as a Special Use in the AG-2 Agriculture Zoning District, with the following waiver:

Authorize a waiver for not installing a six-foot tall wire mesh fence that is a Standard Condition for a Truck Terminal, per Section 6.1.3 of the Zoning Ordinance.

Case 983-V-20\*

Authorize the following variance on the Special Use Permit requested in related Zoning Case 974-S-20:

Part A: Authorize a variance for an existing building with 25 feet of separation from the Interstate 57 right-of-way in lieu of the minimum required 35 feet, per Section 4.3.2 of the Zoning Ordinance.

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*Case 983-V-20 continued*

Part B: Authorize a variance for no loading berth in lieu of the minimum one loading berth required for commercial facilities with up to 9,999 square feet in floor area, per Section 7.4.2 C.5. of the Zoning Ordinance.

Part C: Authorize a variance to allow parking within 10 feet of the property line abutting the Interstate 57 right-of-way, within 10 feet of the front property line along East Leverett Road, and within 5 feet of the north property line, in lieu of not allowing parking in those areas, per Section 7.4.1 A. of the Zoning Ordinance.

Location: A 2.61-acre tract in the Northeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township, and commonly known as the Cobb residence and Cobb Transport with an address of 154 East Leverett Road, Champaign.

7. Staff Report
8. Other Business
  - A. Review of Docket
  - B. Discussion: Importance of preparing written minutes for ZBA meetings
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.