

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **January 14, 2010**
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 (December 17, 2009)
5. Continued Public Hearings

Case 634-AT-08 Part B. Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

1. **Add definitions for “SMALL WIND TURBINE TOWER” and “BIG WIND TURBINE TOWER,” and revise the definition for “WIND FARM.”**
2. **Amend subsection 4.2.1. to allow BIG WIND TURBINE TOWER as a second principal use on lots in the AG-1 and AG-2 Zoning Districts.**
3. **Amend paragraph 4.3.1E. to add new height regulations that apply to “SMALL WIND TURBINE TOWER” and “BIG WIND TURBINE TOWER.”**
4. **In Section 5.2 replace “wind turbine” with “BIG WIND TURBINE TOWER”, and indicate BIG WIND TURBINE TOWER is only authorized as a second principle use on lots in certain Zoning Districts.**
5. **In Section 6.1.3 add new standard conditions for “BIG WIND TURBINE TOWER” that are similar to the standard conditions for a WIND FARM.**
6. **Add new subsection 7.7 making “SMALL WIND TURBINE TOWER” an authorized accessory use by-right in all zoning districts and add requirements including but not limited to:**
 - a. **the turbine must be located more than one and one half miles from the nearest municipal zoning jurisdiction; and**
 - b. **minimum required yards that are the same as for other accessory structures in the district provided that the overall height is not more than 100 feet; and**
 - c. **an overall height limit of 200 feet provided that the separation from the nearest property line is at least the same as the overall height and authorize private waivers of the separation by adjacent neighbors; and**

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Case 634-AT-08, Part B Cont:

- d. a limit of no more than two turbine towers per lot; and
 - e. allowable noise limits; and
 - f. a requirement for engineer certification; and
 - g. a requirement to notify the electrical power provider if interconnected to the electrical grid; and
 - h. a requirement that no interference with neighboring TV, radio, or cell phone reception; and
 - i. a requirement for the removal of inoperable wind turbines.
7. In Section 9.3.1 add fees for SMALL WIND TURBINE TOWER and BIG WIND TURBINE TOWER.
8. In Section 9.3.3 add application fees for BIG WIND TURBINE TOWER Special Use Permit.

***Case 645-S-09** Petitioner: **Robert and Barbara Gerdes**

Request: **Authorize the construction and use of a “Restricted Landing Area” as a Special Use in the AG-1 Agriculture Zoning District.**

Location: **An approximately 83 acre tract that is approximately the West Half of the Southwest Quarter of Section 33 of Ayers Township and commonly known as the farm at 52 CR 2700E, Broadlands.**

Case 658-AT-09 Petitioner: **Champaign County Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

Part A:

- 1. Delete subparagraph 6.1.4 A.1.c. to make consistent with paragraph 6.1.4 M.
- 2. Amend paragraph 6.1.4C.11. to require the wind farm separation from restricted landing areas or residential airports only for restricted landing areas and residential airports that existed on the effective date of County Board adoption of Case 658-AT-09.

Part B:

- 1. Amend paragraph 6.1.1 A.5. to reference the requirements of paragraph 6.1.4 P.5.
- 2. Amend paragraph 9.1.11 D.1. to include reference to subsection 6.1 instead of subsection 6.1.3.

6. New Public Hearings

7. Staff Report

8. Other Business

A. Cancellation of January 28, 2010, ZBA meeting

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

10. Adjournment

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