

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **April 26, 2018**  
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

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

**TIME: 7:00 P.M.**

**LOCATION: LYLE SHIELDS MEETING ROOM**

4. Approval of Minutes (March 15, 2018 and March 29, 2018)
5. Continued Public Hearings

**NOTE: BOARD DISCUSSION WILL OCCUR PRIOR TO WITNESS TESTIMONY**

Case 895-AT-18 Petitioner:  
Request:

Champaign County Zoning Administrator  
Amend the Champaign County Zoning Ordinance as follows:

Part A: Amend Section 3 by adding definitions including but not limited to  
“NOXIOUS WEEDS” AND “SOLAR FARM”.

Part B: Add paragraph 4.2.1 C.5 to indicate that SOLAR FARM may be  
authorized by County Board SPECIAL USE permit as a second  
PRINCIPAL USE on a LOT in the AG-1 DISTRICT or the AG-2  
DISTRICT.

Part C: Amend Section 4.3.1 to exempt SOLAR FARM from the height  
regulations except as height regulations are required as a standard  
condition in new Section 6.1.5.

Part D: Amend subsection 4.3.4 A. to exempt WIND FARM LOT and SOLAR  
FARM LOT from the minimum LOT requirements of Section 5.3 and  
paragraph 4.3.4 B. except as minimum LOT requirements are required as  
a standard condition in Section 6.1.4 and new Section 6.1.5.

Part E: Amend subsection 4.3.4 H.4. to exempt SOLAR FARM from the Pipeline  
Impact Radius regulations except as Pipeline Impact Radius regulations  
are required as a standard condition in new Section 6.1.5.

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Case 895-AT-18 cont:

**Part F:** Amend Section 5.2 by adding “SOLAR FARM” as a new PRINCIPAL USE under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that SOLAR FARM may be authorized by a County Board SPECIAL USE Permit in the AG-1 Zoning DISTRICT and the AG-2 Zoning DISTRICT and add new footnote 15. To exempt a SOLAR FARM LOT from the minimum LOT requirements of Section 5.3 and paragraph 4.3.4. B. except as minimum LOT requirements are required as a standard condition in new Section 6.1.5.

**Part G:** Add new paragraph 5.4.3 F. that prohibits the Rural Residential OVERLAY DISTRICT from being established inside a SOLAR FARM County Board SPECIAL USE Permit.

**Part H:** Amend Subsection 6.1.1 A. as follows;

1. Add SOLAR FARM as a NON-ADAPTABLE STRUCTURE and add references to the new Section 6.1.5 where there are existing references to existing Section 6.1.4.
2. Revise subparagraph 6.1.1 A.11c. by deleting reference to Section 6.1.1A. and add reference to Section 6.1.1A2.

**Part I:** Add new subsection 6.1.5 SOLAR FARM County Board SPECIAL USE Permit with new standard conditions for SOLAR FARM.

**Part J:** Add new subsection 9.3.1 J. to add application fees for a SOLAR FARM zoning use permit.

**Part K:** Add new subparagraph 9.3.3 B.8. to add application fees for a SOLAR FARM County Board SPECIAL USE permit.

6. New Public Hearings

7. Staff Report

8. Other Business

A. Review of Docket

B. Special Meeting on May 3, 2018, for Case 895-AT-18

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.**