

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, October 13, 2022**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room**
Brookens Administrative Center
1776 East Washington Street
Urbana, IL 61802

This meeting will be held in person and there will be no virtual meeting. 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 no later than 4:30 pm the day of the meeting.

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

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of Minutes – *September 15, 2022*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

Case 058-AT-22 Petitioner: **Zoning Administrator**

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

1. **Revise, add, or remove defined terms to Section 3.0 as follows:**
 - A. **Add defined terms in Section 3.0: COMPOST, COMPOSTABLE WASTE, CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY, FOOD SCRAP, GARBAGE, GARDEN COMPOST OPERATION, GENERAL CONSTRUCTION OR DEMOLITION DEBRIS, HOUSEHOLD WASTE DROP-OFF POINT, LANDSCAPE WASTE COMPOST FACILITY, ONE-DAY COMPOSTABLE WASTE COLLECTION EVENT, PERMANENT COMPOSTABLE WASTE COLLECTION POINT, POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY, RECYCLING CENTER, SPECIFIC MATERIAL COLLECTION SITE.**
 - B. **Revise defined terms in Section 3.0: LANDSCAPE WASTE, LANDSCAPE WASTE PROCESSING FACILITY.**
 - C. **Remove defined terms from Section 3.0: REFUSE DUMP, SANITARY LANDFILL.**
2. **Add “SPECIFIC MATERIAL COLLECTION SITE” authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in AG-1 or AG-2 Zoning Districts in Section 4.2.1.**
3. **Add “POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY” as exempt from Zoning Ordinance in Section 4.3.7.**

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Case 058-AT-22 continued

4. **Revise Section 5.2 TABLE OF AUTHORIZED PRINCIPAL USES as follows:**
 - A. **Change “AUTOMOBILE Salvage Yard (junkyard)” to “JUNK YARD or AUTOMOBILE SALVAGE YARD” as a listed PRINCIPAL USE.**
 - B. **Amend “Recycling of non-hazardous materials (all storage and processing indoors)” to be “RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS” to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.**
 - C. **Add “RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS” to be allowed by Special Use Permit in the B-4, or B-5 Zoning Districts and By Right in the I-1 or I-2 Zoning Districts.**
 - D. **Add “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY” to be allowed by Special Use Permit in the I-1 or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.**
 - E. **Revise “LANDSCAPE WASTE COMPOSTING FACILITY” to be allowed by Special Use Permit in the AG-2, I-1, or I-2 Zoning Districts.**
 - F. **Add “PERMANENT COMPOSTABLE WASTE COLLECTION POINT” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.**
 - G. **Add “SPECIFIC MATERIAL COLLECTION SITE” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-1, AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.**
5. **Add Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY”, “PERMANENT COMPOSTABLE WASTE COLLECTION POINT”, and “LANDSCAPE WASTE COMPOST FACILITY, or LANDSCAPE WASTE PROCESSING FACILITY.”**
6. **Remove Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: Public or Commercial SANITARY LANDFILL**
7. **Revise Section 7.1.2(J)3 to indicate “JUNK YARD or AUTOMOBILE SALVAGE YARD” as prohibited STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.**

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- *Case 062-AM-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Rantoul LLC**
- 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 in order to allow a data center as a Special Use in related Zoning Case 063-S-22 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related Case 064-S-22.**
- Location: **A 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.**
- *Case 063-S-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Rantoul LLC**
- Request: **Authorize a data center as a Special Use Permit, subject to the proposed rezoning to AG-2 Agriculture in Case 062-AM-22, and subject to the following waiver:**
- Authorize a waiver from Section 6.1.3 of the Zoning Ordinance that requires a noise analysis to be performed for a Data Center.**
- Location: **A 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.**
- *Case 064-S-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Rantoul LLC**
- Request: **Authorize a photovoltaic solar array with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 062-AM-22, and including the following waivers of standard conditions (other waivers may be necessary):**
- Part A: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.**
- Part B: A waiver for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.**
- Part C: A waiver for locating 235 feet from a non-participating existing dwelling on a lot that is more than 10 acres in area in lieu of the minimum required separation of 255 feet between the solar farm fencing and the dwelling, per Section 6.1.5 D.(3)b.**
- Part D: A waiver for a separation distance of 165 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).**
- Part E: A waiver for not submitting a Landscape Plan with weed control plan prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 F.(9)a.(b).iv.**

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Part F: A waiver for having a 6 foot tall fence in lieu of the minimum required 7 foot tall fence, per Section 6.1.5 M.(1)a.

Location: **A 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.**

***Case 065-V-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Rantoul LLC**

Request: **Authorize the following variance for the data center proposed as a Special Use Permit in related case 063-S-22:**

Part A: Authorize a variance for 7 parking spaces in lieu of the minimum required 30 parking spaces, per Section 7.4.1 C.3. of the Zoning Ordinance.

Part B: Authorize a variance for no loading berth in lieu of the minimum required 1 loading berth, per Section 7.4.1 C.5. of the Zoning Ordinance.

Location: **A 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.**

7. New Public Hearings
8. Staff Report
9. Other Business
 - A. Review of Docket
 - B. Allowing virtual and in-person public participation at ZBA meetings
 - C. Pledge of Allegiance

10. Adjournment

* Administrative Hearing. Cross Examination allowed.

** Audience participation with respect to matters other than cases pending before the Board shall be limited to 5 minutes per person totaling no more than one hour.