

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, March 28, 2024**
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. Entry is through the northeast entrance to Brookens. 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 – *February 15, 2024, February 29, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**

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

6. Continued Public Hearings

***Case 111-S-23** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

Request: **Authorize a photovoltaic solar array with a total nameplate capacity of 6 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 109-AM-23, and including the following waivers of standard conditions (other waivers may be necessary):**

Part A: 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.

Location: **A 77.5-acre tract in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.**

***Case 126-S-23** Petitioner: **FFP IL Community Solar, LLC, via agent Christian Schlesinger and participating landowner Kathryn Bonacci**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 4.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District, and including the following waivers of standard conditions:**

Part A: A waiver for locating the PV Solar Farm 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.(a).

Part B: A waiver for locating the PV Solar Farm 45 feet from an adjacent lot that is 10 acres or less in area in lieu of the minimum required 240 feet, per Section 6.1.5 D.(3)a.

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Part C: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

Other waivers may be necessary.

Location: Three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.

***Case 127-S-23** **Petitioner: FFP IL Community Solar, LLC, via agent Christian Schlesinger and participating landowner Kathryn Bonacci**

Request: Authorize a second Community PV Solar Farm with a total nameplate capacity of 2.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District, and including the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm 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.(a).

Part B: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

Other waivers may be necessary.

Location: Three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.

7. New Public Hearings

***Case 133-S-24** **Petitioner: Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

Request: Authorize a Data Center as a Special Use Permit in the AG-2 Agriculture Zoning District.

Location: A 77.5-acre tract in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.

Case 130-AT-24 **Petitioner: Zoning Administrator**

Request: Amend the Champaign County Zoning Ordinance as follows regarding Battery Energy Storage Systems (BESS):

- 1. Add the following definitions to Section 3.0 Definitions: BATTERY ENERGY STORAGE MANAGEMENT SYSTEM (BESMS), BATTERY ENERGY STORAGE SYSTEM (BESS), TIER-1 BATTERY ENERGY STORAGE SYSTEMS, TIER-2 BATTERY ENERGY STORAGE SYSTEMS.**

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2. Add new paragraph 4.2.1 C.8. to provide that a **BATTERY ENERGY STORAGE SYSTEM** may be authorized as a **SPECIAL USE Permit** in the **AG-1 and AG-2 Agriculture Districts** as a second **PRINCIPAL USE** on a **LOT** with another **PRINCIPAL USE**.
3. Amend Section 5.2 as follows:
 - a. Add “**BATTERY ENERGY STORAGE SYSTEM**” to be allowed by **Special Use Permit** in the **AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, B-4 General Business, I-1 Light Industry and I-2 Heavy Industry Zoning Districts**.
 - b. Add Footnotes 32 and 33 regarding **TIER-1 and TIER-2 requirements**.
4. Add new Section 6.1.8 **TIER-2 BATTERY ENERGY STORAGE SYSTEMS** to establish regulations including but not limited to:
 - a. **General standard conditions**
 - b. **Minimum lot standards**
 - c. **Minimum separations**
 - d. **Standard conditions for design and installation**
 - e. **Standard conditions to mitigate damage to farmland**
 - f. **Standard conditions for use of public streets**
 - g. **Standard conditions for coordination with local fire protection district**
 - h. **Standard conditions for allowable noise level**
 - i. **Standard conditions for endangered species consultation**
 - j. **Standard conditions for historic and archaeological resources review**
 - k. **Standard conditions for acceptable wildlife impacts**
 - l. **Screening and fencing**
 - m. **Standard condition for liability insurance**
 - n. **Operational standard conditions**
 - o. **Standard conditions for Decommissioning and Site Reclamation Plan**
 - p. **Complaint hotline**
 - q. **Standard conditions for expiration of Special Use Permit**
 - r. **Application requirements**
5. Regarding **BATTERY ENERGY STORAGE SYSTEMS** fees, revise Section 9 as follows:
 - a. Add new paragraph 9.3.1 K. to add application fees for a **BATTERY ENERGY STORAGE SYSTEMS Zoning Use Permit**.
 - b. Add new subparagraph 9.3.3 B.(9) to add application fees for a **BATTERY ENERGY STORAGE SYSTEMS SPECIAL USE permit**.
8. Staff Report
9. Other Business
 - A. Review of Docket
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.