

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, April 25, 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 – *None*
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 129-AM-24** Petitioner: **Troy Parkhill**

Request: **Amend the Zoning Map to change the zoning district designation from the R-1 Single Family Residence Zoning District to the B-4 General Business Zoning District:**

Location: **A 1.81-acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 503 South Lake of the Woods Rd, Mahomet.**

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.**
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.**

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**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING**

APRIL 25, 2024

Page 2

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.**

7. **New Public Hearings**

***Case 136-V-24** Petitioner: **Jeffrey Kenyon**

Request: **Authorize a variance for a proposed 3.38-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance**

Location: **Part of the southwest quarter of the southwest quarter of Section 33, Township 21 North, Range 10 East of the Third Principal Meridian in Compromise Township, with an address of 2008 CR 2400N, Thomasboro**

8. **Staff Report**

9. **Other Business- 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.