

## **CASE NO. 130-AT-24**

### **SUPPLEMENTAL MEMORANDUM #8**

**September 11, 2025**

**Petitioner:** Zoning Administrator

**Request:** Amend the Champaign County Zoning Ordinance to add “Battery Energy Storage System” as a new principal use under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that a Battery Energy Storage System may be authorized by a 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; add requirements and fees for “Battery Energy Storage Systems”; add any required definitions, and make certain other revisions to the Ordinance as detailed in the full legal description in Attachment I.

**Location:** Unincorporated Champaign County

**Time Schedule for Development:** As soon as possible

**Prepared by:** **John Hall**, Zoning Administrator  
**Charlie Campo**, Senior Planner

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### **CASE REMANDED TO ZBA**

While preparing the ELUC memorandum for Case 130-AT-24, staff noticed that basic side and rear yards were missing from the proposed amendment. At the September 4, 2025, ELUC Meeting staff proposed adding the following to the amendment:

- Adding Subsection 6.1.8C. (5) that would require TIER-2 BESS equipment to have a basic 100 feet side and rear yard based on the NFPA 855 “remote location” provision but excepting fencing and inverters from this requirement; and
- Adding Subsection 6.1.8C. (6) that would require TIER-2 BESS inverters to be a minimum of 275 feet from the perimeter fence which is the same as for PV solar farms but exempting property lines along railroads and electrical substations.
- Adding Subsection 6.1.8C. (7) to require perimeter fencing to be no less than 26 feet from the property line which is the same as for PV solar farms.

ELUC members seemed supportive of the changes but voted to remand the amendment back to ZBA to let the ZBA make a recommendation.

Subsequent to the 9/04/2025 meeting staff made some changes to proposed Subsection 6.1.8C.(6) to include a specific allowance for a separation of less than 275 feet based on the results of the noise analysis.

The revised text is as follows:

- (5) **The minimum SIDE and REAR YARD for TIER-2 BESS equipment other than fencing and electrical inverters is 100 feet.**
- (6) **Electrical inverters for TIER-2 BESS shall be located as far as possible from property lines, other than railroad property lines and electrical substation property lines, and consistent with good engineering practice. Inverter locations that are less than 275 feet from the perimeter fence shall be allowed provided that a noise analysis as required by Sec.6.1.8H. finds that the anticipated noise levels at the TIER-2 BESS property lines are within the Illinois Pollution Control Board limits for noise.**
- (7) **TIER-2 BESS fencing shall be no less than 26 feet from the property line of any adjacent lot other than lots for railroad property and electrical substation property.**