

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 31, 2019**
Time: **6:30 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.*

TIME CHANGE: 6:30 P.M.
LOCATION: LYLE SHIELDS MEETING ROOM

4. Approval of Minutes: September 26, 2019; October 3, 2019

5. Continued Public Hearings

Case 945-AT-19 Petitioner: **Zoning Administrator**

Request: **Amend the requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within 1.5 miles of a municipality:**

- A. Increase the minimum required time for municipal review by adding the following:**
 - 1. Require the Zoning Administrator to send notice to any municipality located within 1.5 miles of a proposed PV solar farm prior to the start of a public hearing, in addition to any notice otherwise required.**
 - 2. Require the public hearing at the Zoning board of Appeals (ZBA) for the PV solar farm to occur at a minimum of two ZBA meetings that are not less than 28 days apart unless the 28-day period is waived in writing by any relevant municipality.**
 - 3. Require the Zoning Administrator to notify said municipality of the ZBA recommendation after the close of the public hearing.**
 - 4. If the Environment and Land Use Committee (ELUC) makes a preliminary determination to accept the ZBA recommendation, the PV solar farm shall remain at ELUC for a maximum 30-day municipal comment period until the next ELUC meeting, unless the municipal comment period is waived in writing by any relevant municipality.**
- B. Require municipal subdivision approval for any PV solar farm land lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.**
- C. Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.**
- D. Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.**

Case 946-AT-19 Petitioner: **Zoning Administrator**

Request: **Amend the requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within 1.5 miles of a municipality:**

- A. Increase the minimum required separation between a PV solar farm and a municipal boundary from 0.5 mile to 1.5 miles.**

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- Case 946-AT-19 cont.:**
- B. Increase the minimum required time for municipal review by adding the following:**
 - 1. Require the Zoning Administrator to send notice to any municipality located within 1.5 miles of a proposed PV solar farm prior to the start of a public hearing, in addition to any notice otherwise required.**
 - 2. Require the public hearing at the Zoning Board of Appeals (ZBA) for the PV solar farm to occur at a minimum of two ZBA meetings that are not less than 28 days apart unless the 28-day period is waived in writing by and relevant municipality.**
 - 3. Require the Zoning Administrator to notify said municipality of the ZBA recommendation after the close of the public hearing.**
 - 4. If the Environment and Land Use Committee (ELUC) makes a preliminary determination to accept the ZBA recommendation, the PV solar farm shall remain at ELUC for a maximum 30-day municipal comment period until the next ELUC meeting, unless the municipal comment period is waived by any relevant municipality.**
 - C. Require municipal subdivision approval for any PV solar farm land lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.**
 - D. Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.**
 - E. Add new Section 8.2.4 to allow any PV solar farm authorized to prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, proved that the Special Use Permit for the solar farm has not expired.**

Case 948-AT-19 Petitioner: **Zoning Administrator**
Request: **Amend the Champaign County Zoning Ordinance by amending Section 8.3.2 to authorize a variance to rebuild a nonconforming structure before the structure is damaged.**

***Case 957-V-19** Petitioner: **Margaret B. Liu, Trustee of the Margaret B. Liu Revocable Trust, via agent Paul Cole**
Request: **Authorize the following variance in the AG-1, Agriculture Zoning District:**
Part A: Authorize a variance for the addition of 1.08 acres to an existing 31.835-acre lot, for a total of 32.915 acres in area, in lieu of the maximum allowed 3 acres for lots with soils that are best prime farmland per Section 5.3 of the Champaign County Zoning Ordinance; and
Part B: Authorize a variance for a proposed division of a lot 5 acres or less in area, per Section 5.4.2 A.3 of the Zoning Ordinance.
Location: **A 31.835-acre tract plus a 5-acre lot that are proposed to be subdivided into three lots located in the Northeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 9 East of the Third Principal Meridian in Crittenden Township with the 5-acre lot having an address of 493 County Road 1400E, Tolono.**

6. New Public Hearings

***Case 960-S-19** Petitioner: **Travis Heath**
Request: **Authorize a Special Use Permit for construction of an artificial lake of 1 or more acres in area in the AG-1 Agriculture Zoning District.**
Location: **An 18.93 acre tract that is part of the West Half of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 23, Township North, Range 7 East of the Third Principal Meridian in Newcomb Township, and commonly known as the vacant tract just west of the residence with an address of 485 CR 2675N, Mahomet.**

7. Staff Report

8. Other Business

A. Review of Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**