

## **CASE 030-AT-21**

**SUPPLEMENTAL MEMORANDUM #1**

MARCH 3, 2022

**Petitioner:** Zoning Administrator

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

1. Amend Section 3.0 Definitions by adding a definition for “DATA CENTER” and “PV SOLAR ARRAY.”
2. Add new paragraph 4.2.1 C.6. that authorizes a PV SOLAR ARRAY as a County Board SPECIAL USE Permit in the AG-2 Agriculture Zoning District as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.
3. Amend Section 5.2 Table of Authorized Principal Uses by adding DATA CENTER as a Special Use in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts, and by adding PV SOLAR ARRAY as a County Board Special Use Permit in the AG-2 Agriculture and all Business and Industrial Zoning Districts.
4. Add footnote 31 to Section 5.2 Table of Authorized Principal Uses for classifying the requirements for PV SOLAR ARRAYS with an output of one megawatt or more as a County Board Special Use Permit and PV solar arrays with an output of less than one megawatt as an ACCESSORY PV SOLAR ARRAY.
5. Add standard conditions to Section 6.1.3 Schedule of Standard Conditions for Specific Types of Special Uses as follows:
  - A. The location of the DATA CENTER must be approved in writing by the relevant Fire Protection District.
  - B. The petitioner shall provide the P&Z Department with a written explanation of security features for the DATA CENTER.
  - C. DATA CENTERS constructed with PV SOLAR ARRAYS shall be located adjacent to the solar inverter and as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice.
6. Add new Section 7.9 Accessory PV SOLAR ARRAY, with new requirements including but not limited to the following:
  - A. A PV SOLAR ARRAY with an output of less than one megawatt shall be permitted as an ACCESSORY STRUCTURE subject to the following standards:
    1. An accessory ground-mounted PV SOLAR ARRAY with less than one megawatt on contiguous lots under common ownership shall require compliance with minimum zoning requirements in Section 7.2 YARDS for DETACHED ACCESSORY BUILDINGS and STRUCTURES.
    2. For an accessory ground-mounted PV SOLAR ARRAY greater than 1,000 square feet in area, screening requirements shall apply per Sections 7.6.2 and 7.6.3.

3. No permit is required for roof-mounted PV SOLAR ARRAYS.
4. Loading berths and parking spaces are not required for accessory ground-mounted PV SOLAR ARRAYS.

**Location:** Unincorporated Champaign County

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

**Prepared by:** Susan Burgstrom, Senior Planner  
 John Hall, Zoning Administrator

## STATUS

On February 25, 2022, P&Z staff received an example illustration of the building for the data center, which would be approximately 1,400 square feet (Attachment C). It is unknown how many of these buildings there would be on a property.

P&Z Staff have two proposed additions to the text amendment, outlined below and in Attachment B to this memorandum.

### *Interconnection agreement for PV Solar Arrays*

John Hall, Zoning Administrator, investigated whether interconnection requirements for PV solar arrays need to be revised to more accurately reflect how the interconnection agreement process works. The existing requirements of the Champaign County Zoning Ordinance for a “PV Solar Farm” are found in Section 6.1.5B.(3) and are the following:

- (3) Interconnection to the power grid
  - a. The PV SOLAR FARM SPECIAL USE Permit application shall include documentation that the applicant or PV SOLAR FARM is in the queue to acquire an interconnection agreement to the power grid.
  - b. Documentation of an executed interconnection agreement with the appropriate electric utility shall be provided prior to issuance of a Zoning Compliance Certificate to authorize operation of the PV SOLAR FARM.

Mr. Hall drafted a Standard Condition in Section 6.1.3 for PV Solar Arrays as follows:

1. The following requirements are in lieu of the requirements of Section 6.1.5B.(3):
  - A. The utility interconnection application must be applied for with the relevant utility and documentation provided at the time of Special Use Permit application.
  - B. Documentation must be provided that the utility has accepted the application for the PV SOLAR ARRAY prior to issuance of the Zoning Compliance Certificate.

### *Noise study for Data Centers*

Data centers can make significant amounts of noise that might exceed Illinois Pollution Control Board standards. P&Z Staff proposed adding a fourth Standard Condition for Data Centers under Section 6.1.3 as follows:

4. Noise levels from any DATA CENTER shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 Illinois Administrative Code, Subtitle H: Noise, Parts 900, 901, 910).
  - A. Any applicant located within 1,500 feet of a DWELLING shall submit a noise analysis by a qualified professional that demonstrates compliance with the IPCB noise regulations similar to the requirements of Section 6.1.5I.(3). The analysis shall include manufacturer's sound power level characteristics and other relevant data regarding noise characteristics of proposed DATA CENTER equipment.
  - B. Enforcement shall follow protocols established in Section 6.1.5 I.(4) of the Zoning Ordinance.

#### **ATTACHMENTS**

- A Legal advertisement
- B Exhibit A: Proposed Amendment revised March 3, 2022
- C Example data center building received February 25, 2022

LEGAL PUBLICATION: WEDNESDAY, JANUARY 12, 2022

CASE: 030-AT-21

**NOTICE OF PUBLIC HEARING IN REGARD TO AN AMENDMENT TO THE TEXT OF THE CHAMPAIGN COUNTY ZONING ORDINANCE**

CASE 030-AT-21

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to amend the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, January 27, 2022 at 6:30 p.m.** prevailing time in the Shields-Carter Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider a petition for the following:

Amend the Champaign County Zoning Ordinance as follows:

1. Amend Section 3.0 Definitions by adding a definition for “DATA CENTER” and “PV SOLAR ARRAY.”
2. Add new paragraph 4.2.1 C.6. that authorizes a PV SOLAR ARRAY as a County Board SPECIAL USE Permit in the AG-2 Agriculture Zoning District as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.
3. Amend Section 5.2 Table of Authorized Principal Uses by adding DATA CENTER as a Special Use in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts, and by adding PV SOLAR ARRAY as a County Board Special Use Permit in the AG-2 Agriculture and all Business and Industrial Zoning Districts.
4. Add footnote 31 to Section 5.2 Table of Authorized Principal Uses for classifying the requirements for PV SOLAR ARRAYS with an output of one megawatt or more as a County Board Special Use Permit and PV solar arrays with an output of less than one megawatt as an ACCESSORY PV SOLAR ARRAY.
5. Add standard conditions to Section 6.1.3 Schedule of Standard Conditions for Specific Types of Special Uses as follows:
  - A. The location of the DATA CENTER must be approved in writing by the relevant Fire Protection District.
  - B. The petitioner shall provide the P&Z Department with a written explanation of security features for the DATA CENTER.
  - C. DATA CENTERS constructed with PV SOLAR ARRAYS shall be located adjacent to the solar inverter and as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice.
6. Add new Section 7.9 Accessory PV SOLAR ARRAY, with new requirements including but not limited to the following:
  - A. A PV SOLAR ARRAY with an output of less than one megawatt shall be permitted as an ACCESSORY STRUCTURE subject to the following standards:
    1. An accessory ground-mounted PV SOLAR ARRAY with less than one megawatt on contiguous lots under common ownership shall require compliance with

minimum zoning requirements in Section 7.2 YARDS for DETACHED ACCESSORY BUILDINGS and STRUCTURES.

2. For an accessory ground-mounted PV SOLAR ARRAY greater than 1,000 square feet in area, screening requirements shall apply per Sections 7.6.2 and 7.6.3.
3. No permit is required for roof-mounted PV SOLAR ARRAYS.
4. Loading berths and parking spaces are not required for accessory ground-mounted PV SOLAR ARRAYS.

All persons interested are invited to attend said hearing and be heard. Please wear a mask. 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](mailto:zoningdept@co.champaign.il.us) no later than 4:30 pm the day of the meeting. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair  
Champaign County Zoning Board of Appeals

**TO BE PUBLISHED: WEDNESDAY, JANUARY 12, 2022, ONLY**

Send bill and one copy to: Champaign County Planning and Zoning Dept.  
Brookens Administrative Center  
1776 E. Washington Street  
Urbana, IL 61802  
Phone: 384-3708

Our News Gazette account number is 99225860.

**EXHIBIT A: PROPOSED AMENDMENT REVISED MARCH 3, 2022**

**1. Add the following to Section 3. Definitions:**

**DATA CENTER:** A centralized location where computing and networking equipment is concentrated for the purpose of collecting, storing, processing, distributing or allowing access to large amounts of data.

**PV SOLAR ARRAY:** a collection of multiple photovoltaic solar panels that convert sunlight to electricity as a system primarily to be used onsite.

**2. Add new paragraph 4.2.1 C.6. as follows:**

4.2.1 CONSTRUCTION and USE

C. It shall be unlawful to erect or establish more than one MAIN or PRINCIPAL STRUCTURE or BUILDING per LOT or more than one PRINCIPAL USE per LOT in the AG-1, Agriculture, AG-2, Agriculture, CR, Conservation-Recreation, R-1, Single Family Residence, R-2, Single Family Residence, and R-3, Two Family Residence DISTRICTS other than in PLANNED UNIT DEVELOPMENTS except as follows:

6. A PV SOLAR ARRAY may be authorized as a County Board SPECIAL USE Permit in the AG-2 Agriculture Zoning District as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.”

**3. Amend Section 5.2 as follows:**

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES**

- DATA CENTER would be a new land use allowed by Special Use Permit in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts, as shown in the table below.
- PV SOLAR ARRAY would be allowed by a COUNTY BOARD Special Use Permit in the AG-2 Agriculture and all Business and Industrial Zoning Districts with this amendment, as shown in the table below.

Principal USES	Zoning DISTRICTS															
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
DATA CENTER			S									S		S		
PV SOLAR ARRAY <sup>31</sup>			B						B	B	B	B	B	B	B	

**S** = Permitted by Special Use Permit

**B** = Permitted by COUNTY BOARD Special Use Permit

**4. Add new Footnote 31 under Section 5.2 as follows:**

31. A PV SOLAR ARRAY with one megawatt or more is permitted by a COUNTY BOARD Special Use Permit, subject to the requirements of Sections 6.1.1 and 6.1.5 of the Zoning Ordinance and shall also be a second PRINCIPAL USE requiring a Special Use Permit per Section 4.2.1 F. A PV SOLAR ARRAY with less than one megawatt is permitted under the terms of Section 7.9 ACCESSORY PV SOLAR ARRAY.

**EXHIBIT A: PROPOSED AMENDMENT REVISED MARCH 3, 2022**

**5. Add to Section 6.1.3 as follows:**

**SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES**

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>			SIDE	REAR	
						STREET Classification MAJOR	COLLECTOR	MINOR			
DATA CENTER	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
	1. The location of the DATA CENTER must be approved in writing by the relevant Fire Protection District. 2. The petitioner shall provide the P&Z Department with a written explanation of security features for the DATA CENTER. 3. DATA CENTERS constructed with PV SOLAR ARRAYS shall be located adjacent to the solar inverter and as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice. 4. Noise levels from any DATA CENTER shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 Illinois Administrative Code, Subtitle H: Noise, Parts 900, 901, 910). A. Any applicant located within 1,500 feet of a DWELLING shall submit a noise analysis by a qualified professional that demonstrates compliance with the IPCB noise regulations similar to the requirements of Section 6.1.5l.(3). The analysis shall include manufacturer's sound power level characteristics and other relevant data regarding noise characteristics of proposed DATA CENTER equipment. B. Enforcement shall follow protocols established in Section 6.1.5 l.(4) of the Zoning Ordinance.										
PV SOLAR ARRAY	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
	1. The following requirements are in lieu of the requirements of Section 6.1.5B.(3): A. The utility interconnection application must be applied for with the relevant utility and documentation provided at the time of Special Use Permit application. B. Documentation must be provided that the utility has accepted the application for the PV SOLAR ARRAY prior to issuance of the Zoning Compliance Certificate.										
Footnotes											
1. Standard same as applicable zoning DISTRICT.											

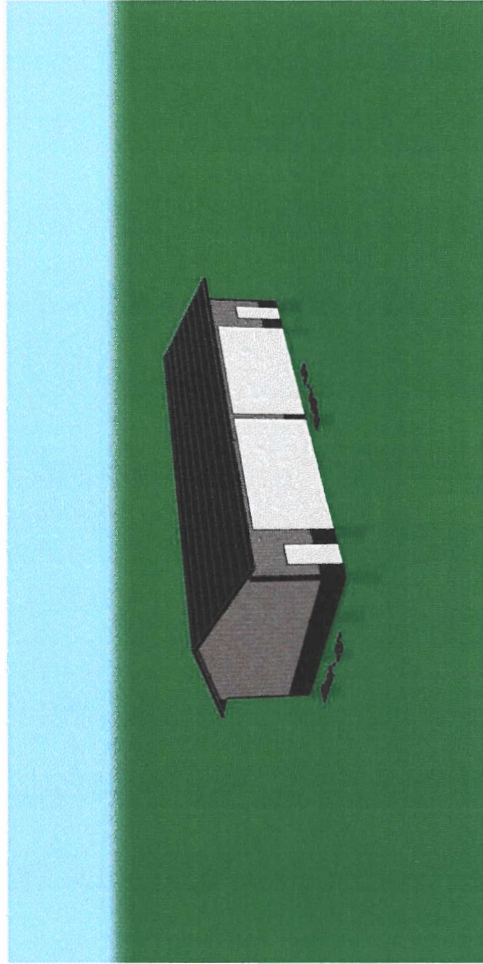
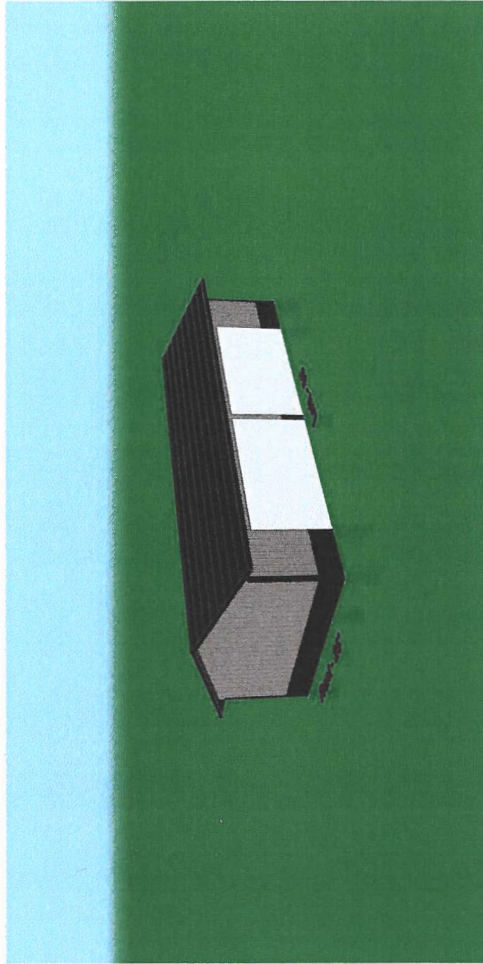
**6. Add new Section 7.9 ACCESSORY PV SOLAR ARRAY as follows:**

- A. A PV SOLAR ARRAY with an output of less than one megawatt shall be permitted as an ACCESSORY STRUCTURE subject to the following standards:
  - 1. An accessory ground-mounted PV SOLAR ARRAY with less than one megawatt on contiguous lots under common ownership shall require compliance with minimum zoning requirements in Section 7.2 YARDS for DETACHED ACCESSORY BUILDINGS and STRUCTURES.
  - 2. For an accessory ground-mounted PV SOLAR ARRAY greater than 1,000 square feet in area, screening requirements shall apply per Sections 7.6.2 and 7.6.3.
  - 3. No permit is required for roof-mounted PV SOLAR ARRAYS.
  - 4. Loading berths and parking spaces are not required for accessory ground-mounted PV SOLAR ARRAYS.

Summary Sheet

<b>Summary</b>	
Width	25'
Length	56'
Ceiling Height	12'
Slab Depth	0'
Overhangs	4
Roof Pitch	4/12

<b>Job Information</b>	
Customer	BTB Energy Solutions-Urbana2
Job Name	
Contact	
Email	
Phone	
Delivery Address	
ZIP code	
Desired Date	
Comments	
Customer Name	



RECEIVED

FEB 25 2022

CHAMPAIGN CO. P & Z DEPARTMENT