

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF SPECIAL MEETING

Date: **Thursday, March 3, 2022**  
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. 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.

*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. Correspondence
4. Approval of Minutes – *December 30, 2021, January 13, 2022, January 27, 2022*
5. Continued Public Hearings

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

Case 030-AT-21 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.**

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**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF SPECIAL MEETING**  
**MARCH 3, 2022**

*Page 2*

*Case 030-AT-21 continued*

**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.**

**6. New Public Hearings**

**\*Case 034-S-21**    Petitioner:    **Anne Murray-Easterday, d.b.a. Pear Tree Estate**  
Request:            **Authorize an expansion of the Special Use Permit for an event center approved in Case 700-S-11 to include construction and use of a chapel as an accessory use in the AG-2 Agriculture Zoning District, with the following waiver:**

**Authorize a waiver for the use of existing outdoor lighting that is not full cutoff design, per Section 6.1.2 of the Zoning Ordinance.**

Location:          **A 10-acre tract of land located in the Southwest Quarter of the Northwest Quarter of Section 14, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township, commonly known as Pear Tree Estate, with an address of 2150 CR 1000E, Champaign.**

**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**

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