

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, December 29, 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 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 067-AM-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Urbana LLC**

Request: **Amend the Zoning Map to change the zoning district designation from the CR Conservation Recreation Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 068-S-22 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related Case 070-S-22.**

Location: **A 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.**

***Case 068-S-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Urbana LLC**

Request: **Authorize a data center as a Special Use Permit, subject to the proposed rezoning in Case 067-AM-22, and subject to the following waiver:**

Authorize a waiver from Section 6.1.3 of the Zoning Ordinance that requires a noise analysis to be performed for a Data Center.

Location: **A 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.**

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- *Case 069-V-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Urbana LLC**
Request: **Authorize the following variance for the data center proposed as a Special Use Permit in related case 068-S-22:**
- Part A: Authorize a variance for 3 parking spaces in lieu of the minimum required 7 parking spaces, per Section 7.4.1 C.3. of the Zoning Ordinance.**
- Part B: Authorize a variance for no loading berth in lieu of the minimum required 1 loading berth, per Section 7.4.1 C.5. of the Zoning Ordinance.**
- Location: **A 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.**
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- *Case 070-S-22** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Urbana LLC**
Request: **Subject to the rezoning in related Case 067-AM-22 and in addition to the Special Use Permit requested in related Case 068-S-22, authorize the following additional special use permits:**
- A. A Special Use Permit for a second principal use; and**
B. As the second principal use, authorize a photovoltaic solar array with a total nameplate capacity of 4 megawatts (MW), including access roads and wiring, as a County Board Special Use Permit and including the following waivers of standard conditions (other waivers may be necessary):
- Part A: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.**
- Part B: A waiver for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.**
- Part C: A waiver for a separation distance of 97 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).**
- Part D: A waiver for not submitting a Landscape Plan with weed control plan prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 F.(9)a.(b).iv.**
- Location: **A 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.**

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7. New Public Hearings

***Case 074-S-22** Petitioner: **Medanos Solar LLC, via agent Kiera Gavin**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, and including the following waivers of standard conditions:**

Part A: A waiver for a distance of 0 feet between a PV Solar Farm and a municipal boundary in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)a. of the Zoning Ordinance.

Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3. of the Zoning Ordinance.

Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

Part D: A waiver for not completing consultation with the State Historic Preservation Officer of the Illinois Department of Natural Resources prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 K. of the Zoning Ordinance.

Other waivers may be necessary.

Location: **A 48.64-acre tract in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter and part of a 197.02-acre tract in the east half of Section 4, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer Township, and commonly known as farmland owned by Terry Wolf on the north side of CR 1100N (County Highway 15) northeast of the Village of Homer, Illinois.**

8. Staff Report

9. Other Business

- A. Review of Docket
- B. Final 2023 ZBA Meetings Calendar
- C. Amendment to By-laws: Hybrid meeting format

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.