

**TO: Champaign County Zoning Board of Appeals**  
**FROM: John Hall, Zoning Administrator**  
**DATE: March 16, 2023**  
**RE: Proposed Suspension of ZBA Bylaw Part 5.11**

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## **STATUS**

Public Act 102-1123 sets a 120-day timeline for counties to amend their commercial wind and solar ordinances as of the effective date of January 27, 2023. This allows until May 26, 2023 to amend Champaign County ordinances and this is a timeline that will already go unmet due the series of ZBA, ELUC, and County Board meetings that must occur in order to approve a text amendment to the Zoning Ordinance.

P&Z Staff recommend suspending part 5.11 of the ZBA By-laws so that other pending zoning cases will not be docketed until the June 15, 2023 ZBA meeting. Part 5.11 states, "Applications for zoning cases shall be docketed on a first come-first serve basis, strictly based upon receipt of a completed application and its required fee. No application shall be docketed for a public hearing before the Board if the application is received less than 22 days in advance of the hearing date. In the event that four public hearings are docketed for a meeting of the Board, no additional public hearings shall be docketed for that meeting without prior approval of the Chairperson." The proposed suspension will allow the continuance of case 086-AT-23 before any other zoning cases for five consecutive ZBA meetings:

- March 30, 2023 (one other case docketed along with 086-AT-23)
- April 13, 2023
- April 27, 2023
- May 11, 2023
- May 25, 2023

Staff believes that these five meetings will be needed to review the proposed revisions to the Zoning Ordinance and to hear any public testimony on the case. Should less than five meetings be necessary, normal docketing will resume prior to June 15, 2023.

## **NEXT STEPS**

Article 12 of the ZBA Bylaws states, "These rules may be suspended for cause upon affirmative vote of five members, unless such rule is required by state statute or the Zoning Ordinance." A voice vote is permissible.