

CASE NO. 130-AT-24

SUPPLEMENTAL MEMORANDUM #7

July 17, 2025

Petitioner: Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance to add “Battery Energy Storage System” as a new principal use under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that a Battery Energy Storage System may be authorized by a Special Use Permit in the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, B-4 General Business, I-1 Light Industry and I-2 Heavy Industry Zoning Districts; add requirements and fees for “Battery Energy Storage Systems”; add any required definitions, and make certain other revisions to the Ordinance as detailed in the full legal description in Attachment I.

Location: Unincorporated Champaign County

Time Schedule for Development: As soon as possible

Prepared by: **John Hall**, Zoning Administrator
Charlie Campo, Senior Planner

SEPERATION DISTANCES

Separation distances of new Rural Residential Overlay Zoning Districts to existing BESS

A new paragraph 5.4.3 G. will be added to require a one-quarter mile separation between any existing BESS and any new proposed Rural Residential Overlay Zoning Districts.

Separation distances from Municipalities

A new paragraph 6.1.8A.(2) will be added to establish separation distance and requirements for proposed BESS near Municipalities.

Separation distances to principal buildings

A revised proposed Section 6.1.8C.(3) will be added to establish minimum separation distances to principal buildings. (Same as Attachment C to Supplemental Memorandum #5)

ATTACHMENT

- A Legal Advertisement
- B Revised Sections 5.4.3 G., 6.1.8A.(2) and 6.1.8C.(3)

LEGAL PUBLICATION: WEDNESDAY, MARCH 13, 2024

CASE: 130-AT-24

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

CASE 130-AT-24

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, March 28, 2024 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 regarding Battery Energy Storage Systems (BESS):

1. Add the following definitions to Section 3.0 Definitions: BATTERY ENERGY STORAGE MANAGEMENT SYSTEM (BESMS), BATTERY ENERGY STORAGE SYSTEM (BESS), TIER-1 BATTERY ENERGY STORAGE SYSTEMS, TIER-2 BATTERY ENERGY STORAGE SYSTEMS.
2. Add new paragraph 4.2.1 C.8. to provide that a BATTERY ENERGY STORAGE SYSTEM may be authorized as a SPECIAL USE Permit in the AG-1 and AG-2 Agriculture Districts as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.
3. Amend Section 5.2 as follows:
 - a. Add "BATTERY ENERGY STORAGE SYSTEM" to be allowed by Special Use Permit in the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, B-4 General Business, I-1 Light Industry and I-2 Heavy Industry Zoning Districts.
 - b. Add Footnotes 32 and 33 regarding TIER-1 and TIER-2 requirements.
4. Add new Section 6.1.8 TIER-2 BATTERY ENERGY STORAGE SYSTEMS to establish regulations including but not limited to:
 - a. General standard conditions
 - b. Minimum lot standards
 - c. Minimum separations
 - d. Standard conditions for design and installation
 - e. Standard conditions to mitigate damage to farmland
 - f. Standard conditions for use of public streets
 - g. Standard conditions for coordination with local fire protection district
 - h. Standard conditions for allowable noise level
 - i. Standard conditions for endangered species consultation
 - j. Standard conditions for historic and archaeological resources review
 - k. Standard conditions for acceptable wildlife impacts
 - l. Screening and fencing
 - m. Standard condition for liability insurance

- n. Operational standard conditions
 - o. Standard conditions for Decommissioning and Site Reclamation Plan
 - p. Complaint hotline
 - q. Standard conditions for expiration of Special Use Permit
 - r. Application requirements
5. Regarding BATTERY ENERGY STORAGE SYSTEMS fees, revise Section 9 as follows:
- a. Add new paragraph 9.3.1 K. to add application fees for a BATTERY ENERGY STORAGE SYSTEMS Zoning Use Permit.
 - b. Add new subparagraph 9.3.3 B.(9) to add application fees for a BATTERY ENERGY STORAGE SYSTEMS SPECIAL USE permit.

All persons interested are invited to attend said hearing and be heard. The hearing may be continued and reconvened at a later time. Meeting materials can be found online about one week before the meeting at: http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php. 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.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, MARCH 13, 2024, 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.

Add new paragraph 5.4.3 G. as follows:

- G. Any DWELLING in a Rural Residential Overlay Zoning District is prohibited from being established within one-quarter mile of a TIER-2 BATTERY ENERGY STORAGE SYSTEM.

Add new paragraph 6.1.8A.(2) as follows:

- (2) The TIER-2 BATTERY ENERGY STORAGE SYSTEM (TIER-2 BESS) County BOARD SPECIAL USE Permit shall not be located in the following areas:
- a. Less than one and three-quarter miles from an incorporated municipality that has a zoning ordinance except for any power lines of 34.5 kVA or less and any related proposed connection to an existing substation. Any request for a waiver of this minimum separation shall include the following:
 - (a) No part of a TIER-2 BESS shall be located within one-quarter mile of a contiguous urban growth area (CUGA) as indicated in the most recent update of the CUGA in the Champaign County Land Resource Management Plan, and there shall be a separation of one-half mile from a proposed TIER-2 BESS to a municipal boundary at the time of application for the SPECIAL USE Permit.
 - (b) The ZONING ADMINISTRATOR shall notify in writing any municipality that is located within one and three-quarter miles from any proposed TIER-2 BESS upon the receipt of any substantial TIER-2 BESS SPECIAL USE permit application in addition to any notice otherwise required.
 - (c) The TIER-2 BESS SPECIAL USE Permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE Permit application to any municipality within one and three-quarter miles of the proposed TIER-2 BESS .
 - (d) Municipal subdivision approval for any TIER-2 BESS land lease exceeding five years may be required by any relevant municipal authority that has an adopted comprehensive plan and when required said subdivision approval shall be necessary for compliance with Section 13.2.1.

- (e) The public hearing for any proposed TIER-2 BESS that is located within one and three-quarter miles of a municipality that has a zoning ordinance shall occur at a minimum of two Board meetings that are not less than 28 days apart to provide time for municipal comments during the public hearing, unless the 28-day comment period is waived in writing by any relevant municipality.
- (f) For any proposed TIER-2 BESS that is located within one and three-quarter miles of a municipality that has a zoning ordinance, the ZONING ADMINISTRATOR shall notify said municipality of the recommendation by the BOARD after the close of the public hearing.
- (g) After the initial review of the BOARD recommendation for the TIER-2 BESS SPECIAL USE Permit by the Environment and Land Use Committee of the COUNTY BOARD, if the Environment and Land Use Committee makes a preliminary determination to accept the BOARD recommendation, the TIER-2 BESS SPECIAL USE Permit shall remain at the Environment and Land Use Committee for a maximum 30-day comment period, or until the next regularly scheduled meeting, to allow comments regarding the TIER-2 BESS SPECIAL USE Permit to be received from any relevant municipal authority prior to the Environment and Land Use Committee recommendation to the COUNTY BOARD, unless the municipal comment period is waived in writing by any relevant municipality. If a TIER-2 BESS is not located within one and three-quarter miles of a municipality the Environment and Land Use Committee recommendation can be referred to the COUNTY BOARD without a comment period.
- (h) If no municipal resolution regarding the TIER-2 BESS is received from any municipality located within one and three-quarter miles of the TIER-2 BESS prior to the consideration of the TIER-2 BESS SPECIAL USE Permit by the Champaign COUNTY BOARD, the ZONING ADMINISTRATOR shall provide documentation to the COUNTY BOARD that any municipality within one and three-quarter miles of the TIER-2 BESS was provided notice of the meeting dates for consideration of the proposed TIER-2 BESS SPECIAL USE Permit for both the Environment and Land Use Committee and the COUNTY BOARD.

Revise proposed Sec. 6.1.8 C.(3) to be as follows (same as Attachment C to Supplemental Memorandum #5):

(3) For properties not participating in the TIER-2 BESS:

- a. The minimum separation to the nearest NONPARTICIPATING PRINCIPAL BUILDING shall be 1,320 feet measured from the nearest BESS equipment to the PRINCIPAL BUILDING. This separation may be reduced by a PRIVATE WAIVER signed by the owner of the PRINCIPAL BUILDING. No minimum separation shall be required to a building on an electrical substation property or to a building on a PARTICIPATING PV SOLAR FARM or a PARTICIPATING WIND FARM.