

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, August 17, 2023**  
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. Approval of Minutes – *July 13, 2023*
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](http://www.co.champaign.il.us).

**Case 086-AT-23** Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows in order to ensure compliance with Public Act 102-1123:**

1. **Add the following definitions to Section 3.0 Definitions: FACILITY OWNER, NON-PARTICIPATING PROPERTY, OCCUPIED COMMUNITY BUILDING, PARTICIPATING PROPERTY.**
2. **Revise the following definitions in Section 3.0 Definitions: PARTICIPATING DWELLING, NON-PARTICIPATING DWELLING, COMMUNITY PV SOLAR FARM**
3. **Revise Section 6.1.4 WIND FARM SPECIAL USE PERMIT to establish an effective date for regulating previously authorized WIND FARMS.**
4. **Add new Section 6.1.5 PROPOSED WIND FARM SPECIAL USE PERMIT to establish regulations applicable after an effective date for proposed WIND FARMS, including but not limited to:**
  - a. **Establish a separation from each WIND FARM TOWER of 1.1 times the maximum blade tip height to the nearest PARTICIPATING DWELLING, to the center point of a public street right-of-way, to the nearest non-participating property line, and to third-party transmission lines.**
  - b. **Establish a separation from each WIND FARM TOWER of 2.1 times the maximum blade tip height to the nearest NON-PARTICIPATING DWELLING or OCCUPIED COMMUNITY BUILDING, and to the nearest point on the property line of fish and wildlife areas and Illinois Nature Preserve Commission protected lands.**
  - c. **Establish that the total WIND FARM TOWER HEIGHT (measured to the tip of the highest rotor blade) must receive a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR Part 77.**

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- d. Establish that the financial assurance for WIND FARMS will be based on the requirements in the Agricultural Impact Mitigation Agreement but will be required to be an Escrow Account.
  - e. Add other new standard conditions consistent with Public Act 102-1123.
5. **Renumber existing Section 6.1.5 to new Section 6.1.6 PHOTOVOLTAIC (PV) SOLAR FARM and establish an effective date for regulating previously authorized PHOTOVOLTAIC (PV) SOLAR FARMS.**
6. **Add new Section 6.1.7 PROPOSED PHOTOVOLTAIC (PV) SOLAR FARM to establish regulations applicable after an effective date for proposed PHOTOVOLTAIC (PV) SOLAR FARMS, including but not limited to:**
- a. Establish a separation of 50 feet between the PV SOLAR FARM fencing and the street centerline.
  - b. Establish a separation of 50 feet between the nearest edge of any component of the PV SOLAR FARM and the nearest point on the property line of the non-participating property.
  - c. Establish a separation of 150 feet from the nearest edge of any component of the PV SOLAR FARM and the nearest point on the outside wall of an OCCUPIED COMMUNITY BUILDING or NON-PARTICIPATING DWELLING.
  - d. Establish that the financial assurance for PV SOLAR FARMS will be based on the requirements in the Agricultural Impact Mitigation Agreement.
  - e. Add other new standard conditions consistent with Public Act 102-1123.

7. **New Public Hearings**

**\*Case 105-V-23**    Petitioner:    **Ed & Denise Sexton**

Request:    **Authorize a variance for a proposed 5-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance**

Location:    **Part of a 70-acre tract and part of a 55.44-acre tract totaling 5 acres in the Northwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township, surrounding the 4.7-acre lot with an address of 2876 CR 1500E, Rantoul.**

8. **Staff Report**

9. **Other Business**

A. **Review of Docket**

10. **Adjournment**

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\* 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.