

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, December 12, 2024**
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. Entry is through the northeast entrance to Brookens. 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 – *June 27, 2024 and July 11, 2024*
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 130-AT-24 Petitioner: **Zoning Administrator**

Request: **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**

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- 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.

7. New Public Hearings

Case 157-AT-24 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows regarding a temporary moratorium on Carbon Sequestration Activity:**

- 1. **Add the following definitions to Section 3.0 Definitions: CARBON SEQUESTRATION ACTIVITY.**
- 2. **Amend Section 5.2 as follows:**
 - a. **Add “CARBON SEQUESTRATION ACTIVITY” to be temporarily prohibited by means of a safety moratorium in all Zoning Districts.**
- 3. **Add new Section 5.5 Safety Moratorium on CARBON SEQUESTRATION ACTIVITY and provide as follows:**
 - a. **That the purpose of the temporary safety moratorium is to allow time for the Champaign County Board to adopt a comprehensive ordinance(s) regulating the sequestration of carbon within its borders.**
 - b. **That all CARBON SEQUESTRATION ACTIVITY pending or proposed after the effective date of the amendment shall be held in abeyance and shall not be approved by Champaign County until the revocation of this temporary moratorium.**
 - c. **That the moratorium shall expire in 12 months after the effective date of the amendment.**

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8. Staff Report

9. Other Business- Review of Docket

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.