

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF SPECIAL MEETING

Date: **March 01, 2018**
Time: **6:30 P.M.**
Place: **Lyle Shields Meeting Room**
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

*Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Lierman Ave.
and enter building through Northeast
door.*

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

TIME: 6:30 P.M.
LOCATION: LYLE SHIELDS MEETING ROOM

4. Approval of Minutes (September 14, 2017; September 28, 2017; and January 25, 2018)
5. Continued Public Hearings

*Case 886-S-17 Petitioner: **Dave Kirby, and the Champaign County Fair Association, with a Board of Directors as follows: Bill Alagna, President; Kent Weeks, 1st Vice President; Edgar Busboom, 2nd Vice President; John Bell, Director; Pam Barham, Secretary; HD Brown, Treasurer; Dave Price, Director; Bob Williams, Director; Chris Wallace, Director, Jared Little, Director; Debbie Weeks, Director; and Marty Poling, Director.**

Request: **Authorize the expansion of Special Use Permit 836-S-16 for the Champaign County Fairgrounds and Parking Lot in the CR Conservation Recreation Zoning District to allow the construction and use of a BMX track as an accessory use on the Fairgrounds, subject to the following waiver of standard conditions required by Section 6.1.3 of the Zoning Ordinance:**

Authorize a waiver for side and rear yards of 20 feet in lieu of the minimum required 50 feet for the Fairgrounds Special Use.

Location: **A 53.79-acre tract in the Northwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as the Champaign County Fairgrounds with an address of 1302 North Coler Avenue, Urbana.**

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6. New Public Hearings

Case 895-AT-18 Petitioner: **Champaign County Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

Part A: Amend Section 3 by adding definitions including but not limited to “NOXIOUS WEEDS” AND “SOLAR FARM”.

Part B: Add paragraph 4.2.1 C.5 to indicate that SOLAR FARM may be authorized by County Board SPECIAL USE permit as a second PRINCIPAL USE on a LOT in the AG-1 DISTRICT or the AG-2 DISTRICT.

Part C: Amend Section 4.3.1 to exempt SOLAR FARM from the height regulations except as height regulations are required as a standard condition in new Section 6.1.5.

Part D: Amend subsection 4.3.4 A. to exempt WIND FARM LOT and SOLAR FARM LOT from the minimum LOT requirements of Section 5.3 and paragraph 4.3.4 B. except as minimum LOT requirements are required as a standard condition in Section 6.1.4 and new Section 6.1.5.

Part E: Amend subsection 4.3.4 H.4. to exempt SOLAR FARM from the Pipeline Impact Radius regulations except as Pipeline Impact Radius regulations are required as a standard condition in new Section 6.1.5.

Part F: Amend Section 5.2 by adding “SOLAR FARM” as a new PRINCIPAL USE under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that SOLAR FARM may be authorized by a County Board SPECIAL USE Permit in the AG-1 Zoning DISTRICT and the AG-2 Zoning DISTRICT and add new footnote 15. To exempt a SOLAR FARM LOT from the minimum LOT requirements of Section 5.3 and paragraph 4.3.4. B. except as minimum LOT requirements are required as a standard condition in new Section 6.1.5.

Part G: Add new paragraph 5.4.3 F. that prohibits the Rural Residential OVERLAY DISTRICT from being established inside a SOLAR FARM County Board SPECIAL USE Permit.

Part H: Amend Subsection 6.1.1 A. as follows;

1. Add SOLAR FARM as a NON-ADAPTABLE STRUCTURE and add references to the new Section 6.1.5 where there are existing references to existing Section 6.1.4.

2. Revise subparagraph 6.1.1 A.11c. by deleting reference to Section 6.1.1A. and add reference to Section 6.1.1A2.

Part I: Add new subsection 6.1.5 SOLAR FARM County Board SPECIAL USE Permit with new standard conditions for SOLAR FARM.

Part J: Add new subsection 9.3.1 J. to add application fees for a SOLAR FARM zoning use permit.

Part K: Add new subparagraph 9.3.3 B.8. to add application fees for a SOLAR FARM County Board SPECIAL USE permit.

7. Staff Report

8. Other Business

A. Review of Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**