

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, September 14, 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. 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](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 – *August 17, 2023*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

#### 6. Continued Public Hearings

**\*Case 101-V-23** Petitioner: **Randy Graham**

Request: **Authorize a variance for a proposed garage addition with a setback from the street centerline of Duncan Road of 46 feet in lieu of the minimum required 55 feet in the AG-2 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **A 1.1-acre parcel in the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, with an address of 3812 S Duncan Rd, Champaign.**

#### 7. New Public Hearings

**\*Case 109-AM-23** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23.**

Location: **A 77.5-acre tract in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.**

**\*Case 110-S-23** Petitioner: **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

Request: **Authorize a data center as a Special Use Permit, subject to the proposed rezoning to AG-2 Agriculture in Case 109-AM-23, and subject to the following waiver:**

**Authorize a waiver from Section 6.1.3 of the Zoning Ordinance that requires a noise analysis to be performed for a Data Center.**

Location: **A 77.5-acre tract in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**SEPTEMBER 14, 2023**

*Page 2*

**\*Case 111-S-23**    Petitioner:    **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**  
Request:            **Authorize a photovoltaic solar array with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, and including the following waivers of standard conditions (other waivers may be necessary):**

**Part A: A waiver for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.**

**Part B: A waiver for not submitting a Landscape Plan with weed control plan prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 F.(9)a.(b).iv.**

**Part C: A waiver for not submitting a Noise Analysis prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 I.(3).**

Location:        **A 77.5-acre tract in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.**

**\*Case 112-V-23**    Petitioner:    **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**  
Request:            **Authorize the following variance for the data center proposed as a Special Use Permit in related case 110-S-23:**

**Part A: Authorize a variance for 2 parking spaces in lieu of the minimum required 7 parking spaces, per Section 7.4.1 C.3. of the Zoning Ordinance.**

**Part B: Authorize a variance for no loading berth in lieu of the minimum required 1 loading berth, per Section 7.4.1 C.5. of the Zoning Ordinance.**

Location:        **A 77.5-acre tract in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.**

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.