

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF SPECIAL MEETING

Date: **October 18, 2018**
Time: **6:30 P.M.**
Place: **John Dimit 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.*

4. Approval of Minutes (July 26, 2018, August 16, 2018, August 30, 2018)
5. Continued Public Hearings
6. New Public Hearings

TIME CHANGE: 6:30 P.M.

LOCATION: JOHN DIMIT MEETING ROOM

***Case 906-S-18** Petitioner: **FFP IL Community Solar LLC**, via agent David Dickson

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District and including the following waivers of standard conditions.**

Part A: A waiver for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B. (2) b.

Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Other waivers may be necessary.

Location: **A 40-acre tract in the Northeast Quarter of the Southeast Quarter of Section 3 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland approximately 600 feet north of Schuren Nursery on the west side of CR 2200E.**

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***Case 907-S-18** Petitioner: **FFP IL Community Solar LLC, via agent David Dickson**

Request: **Authorize two Community PV Solar Farms with a total nameplate capacity of 4 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, and including the following waivers of standard conditions:**

Part A: A waiver for a distance of 238 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5 B. (2) of the Zoning Ordinance.

Part B: A waiver for locating a PV SOLAR FARM within the Contiguous Urban Growth Area (CUGA) in lieu of outside the CUGA, per Section 6.1.5 B.(2) of the Zoning Ordinance.

Part C: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part D: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.

Other waivers may be necessary.

Location: **Part of a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland at the southwest corner of CR 2350E and CR 1700E.**

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.**