

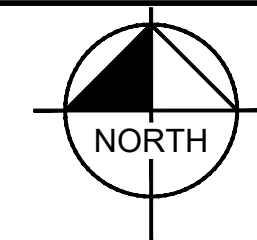
## LEGEND

ROAD LABEL	ROAD NAME
PROPERTY LINE	
PROJECT PARCEL LINE	
PROPERTY SETBACK (PER ILCS)	
PROPERTY SETBACK (PER COUNTY ORDINANCE)	
ROAD CENTERLINE SETBACK (PER COUNTY ORDINANCE)	
RESIDENCE/STRUCTURE SETBACK (PER COUNTY ORDINANCE)	
ADJACENT PROPERTY LINE	
EX. RESIDENCE/STRUCTURE	
RESIDENCE/STRUCTURE SETBACK (PER ILCS)	
EX. FLOOD ZONE A (PER ALTA)	
EX. RIVERINE (PER ALTA)	
EX. OVERHEAD WIRE (TRACED PER AERIAL)	
EX. UTILITY POLE (TRACED PER AERIAL)	
EX. GAS LINE (PER ALTA)	
EX. MID-AMERICA PIPELINE EASEMENT (PER ALTA)	
EX. SOIL BOUNDARIES (PER NRCS)	
EX. SOILS LABELS	
EX. HIGH TENSION WIRE (PER ALTA)	
EX. GRAVEL DRIVEWAY (PER ALTA)	
EX. COMMUNICATION STRUCTURE (PER ALTA)	
EX. STORM STRUCTURE (PER ALTA)	
EX. STORM PIPE (PER ALTA)	
EX. WATER VALVE (PER ALTA)	
EX. FENCE (PER ALTA)	
PR. FENCE	
PR. ACCESS ROAD	
PR. UNDERGROUND ELECTRIC	
PR. OVERHEAD ELECTRIC	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	

## RECEIVED

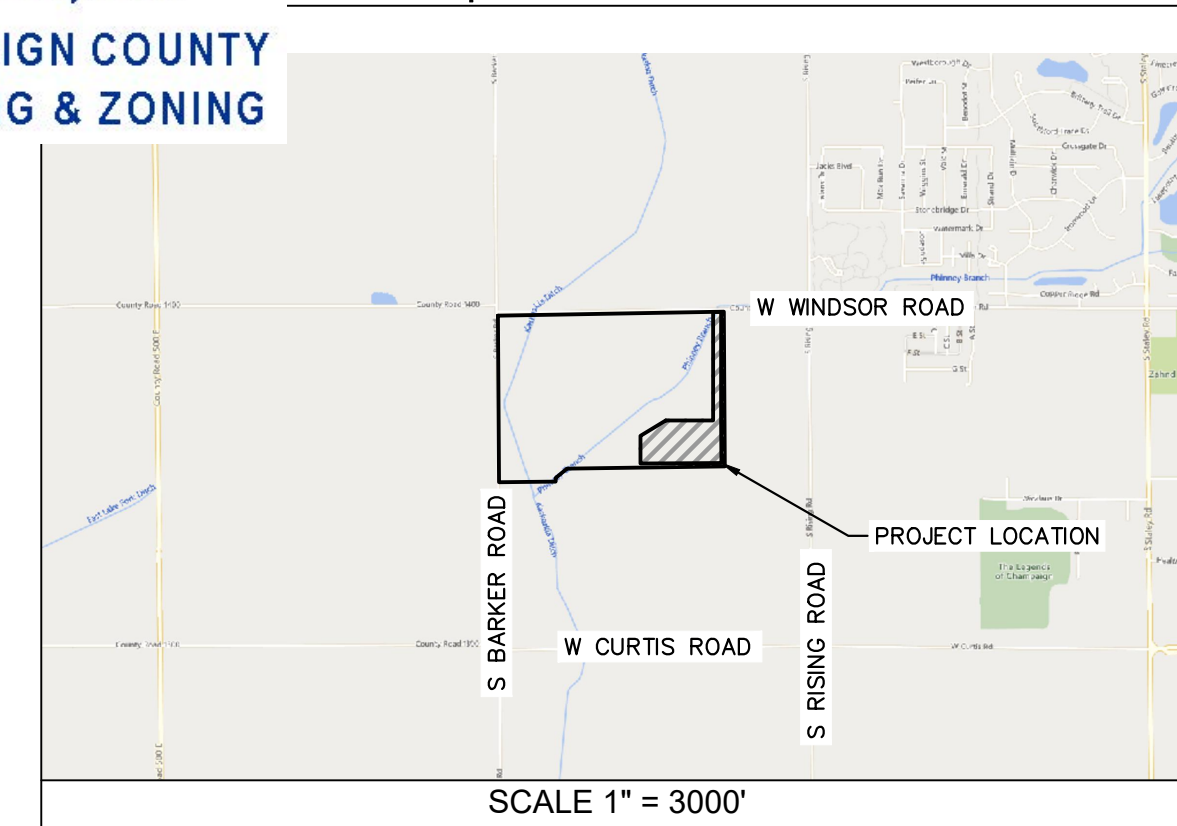
SEPT 22, 2025

CHAMPAIGN COUNTY  
PLANNING & ZONING



GRAPHIC SCALE IN FEET

0 75 150 300



## SITE DATA TABLE

PIN #	03-20-30-100-002
PROPERTY OWNER	FOERSTERLING FARM LLC
SITE ADDRESS	ALONG W WINDSOR ROAD (BETWEEN S BARKER ROAD AND S RISING ROAD), CHAMPAIGN, IL 61822
ZONING JURISDICTION	CHAMPAIGN COUNTY
ZONING DISTRICT	8100 - AGRICULTURE*
CURRENT LAND USE	AGRICULTURAL
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	202.59 ± AC
PRELIMINARY DISTURBED AREA (AREA WITHIN FENCE)	16.82 ± AC
PRELIMINARY SOLAR AREA	12.91 ± AC
ROAD RIGHT-OF-WAY SETBACK	50'
PROPERTY LINE SETBACK	50'
RESIDENTIAL LINE SETBACK	150'
TOTAL POWER OUTPUT (DC)	4.49 MW
TOTAL POWER OUTPUT (AC)	3.00 MW
DC/AC RATIO	1.50
GROUND COVER RATIO (GCR)	37.35%
TOTAL NUMBER OF MODULES	7,550




\*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A COMMERCIAL SOLAR ENERGY SYSTEM

## SOILS DATA TABLE

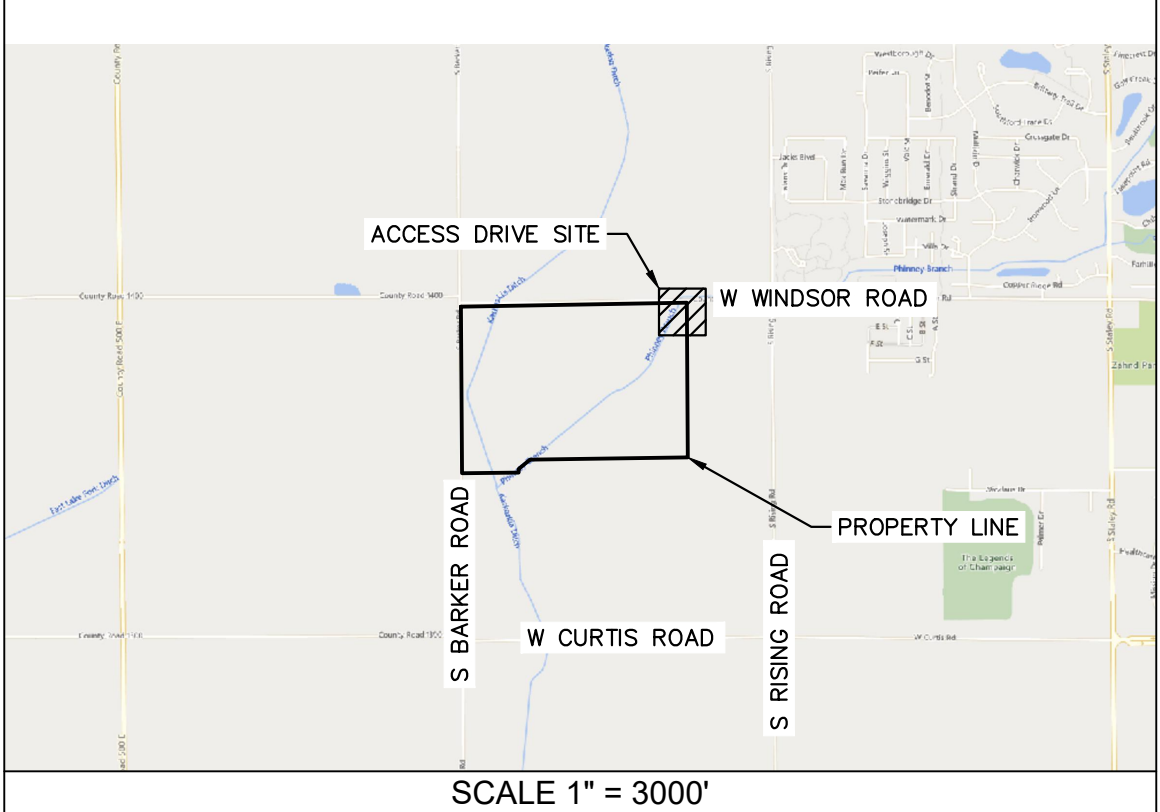
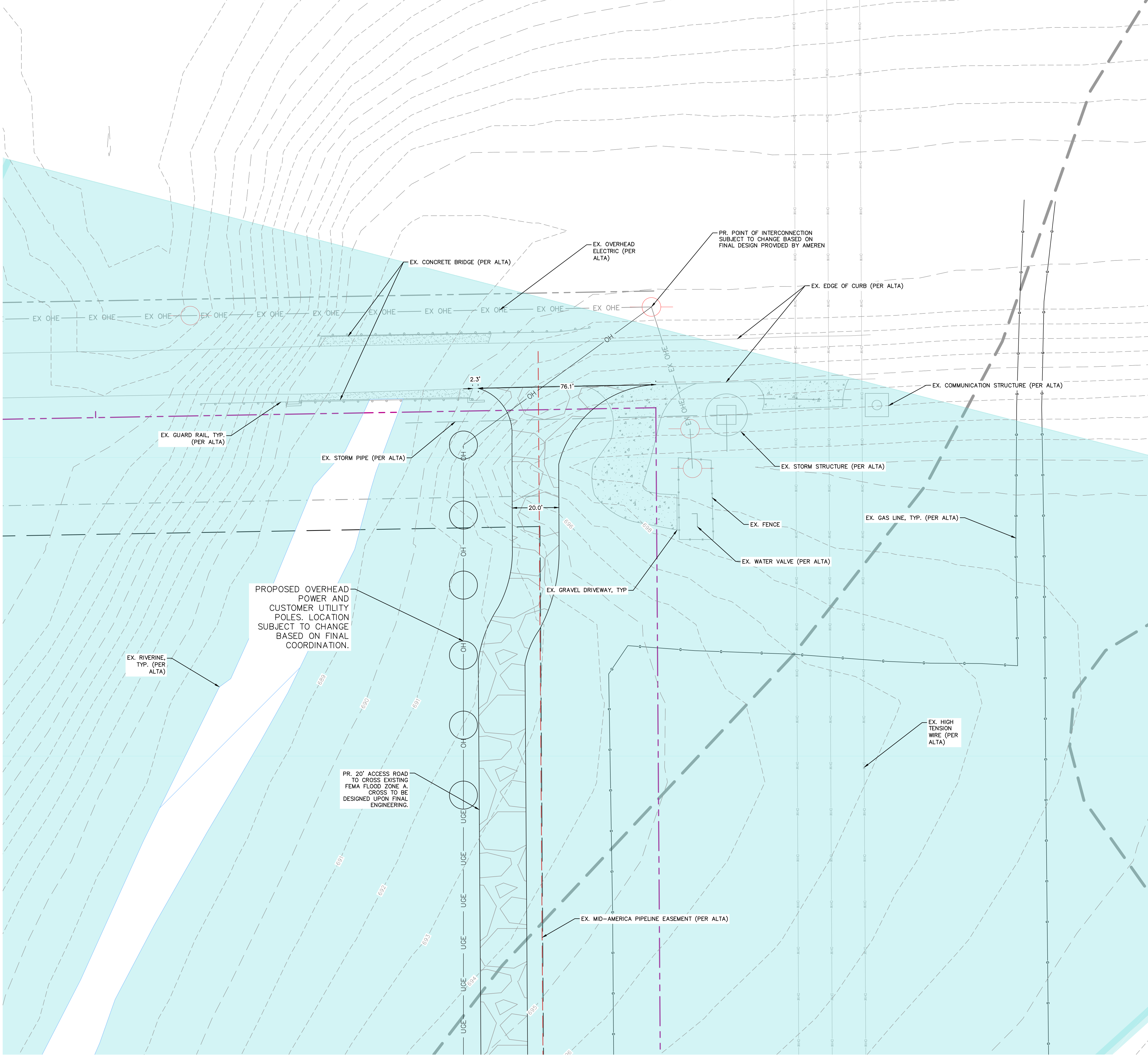
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
56B	DANA SILT LOAM, 2 TO 5 PERCENT SLOPES	C
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
154A	FLANAGAN SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
171B	CATLIN SILT LOAM, 2 TO 5 PERCENT SLOPES	C
198A	ELBURN SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
206A	THORP SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
330A	PEOTONE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D
622C2	WYANET SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED	C
679B	BLACKBERRY SILT LOAM, 2 TO 5 PERCENT SLOPES	C















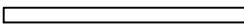

## NOTES

1. THE PURPOSE OF THIS PLAN IS FOR CONDITIONAL USE PERMIT REVIEW AND APPROVAL BY CHAMPAIGN COUNTY TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
2. THIS PLAN WAS PRODUCED UTILIZING ALTA SURVEY DATED 04/15/2025, GIS RESOURCES, AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING CHAMPAIGN COUNTY, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17019C0404D) PUBLISHED BY THE FEDERAL MANAGEMENT AGENCY (FEMA). THE PROPOSED ACCESS ROAD CROSSES THE FLOOD ZONE. COORDINATION WITH USACE EXPECTED TO OCCUR DURING FINAL ENGINEERING.
4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: AGGREGATE ACCESS ROAD, FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINE, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
10. SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
11. SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
12. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
13. THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 20 FEET AT FULL TILT.
14. SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
15. THERE SHALL BE NO EXTERIOR LIGHTING.
16. SETBACKS SHOWN ON THIS PLAN ARE BASED ON 55 ILCS 5/5-12020 AND CHAMPAIGN COUNTY ORDINANCE SECTION 6.1.5.
17. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
18. PROPOSED UTILITY POLE LOCATIONS, LAYOUT, UNDERGROUND, AND OVERHEAD ELECTRIC LINES SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND COORDINATION WITH AMEREN.
19. ABOVE GROUND DC CABLE MANAGEMENT SYSTEM IS TO BE EMPLOYED WITHIN THE ARRAY BOUNDARIES.

SHEET NUMBER	CHAMPAIGN CSG 1 LLC	ZONING SITE PLAN	KHA PROJECT 26858301.3 DATE 7/30/25 SCALE AS SHOWN DESIGNED BY LLR DRAWN BY LLR CHECKED BY RS	 <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 570 LAKE COOK ROAD, SUITE 200 DEERFIELD, IL 60015 PHONE: (630) 487-3449 WWW.KIMLEY-HORN.COM</p>			REVISION PER COUNTY COMMENT	09/19/2025
							REVISIONS	DATE



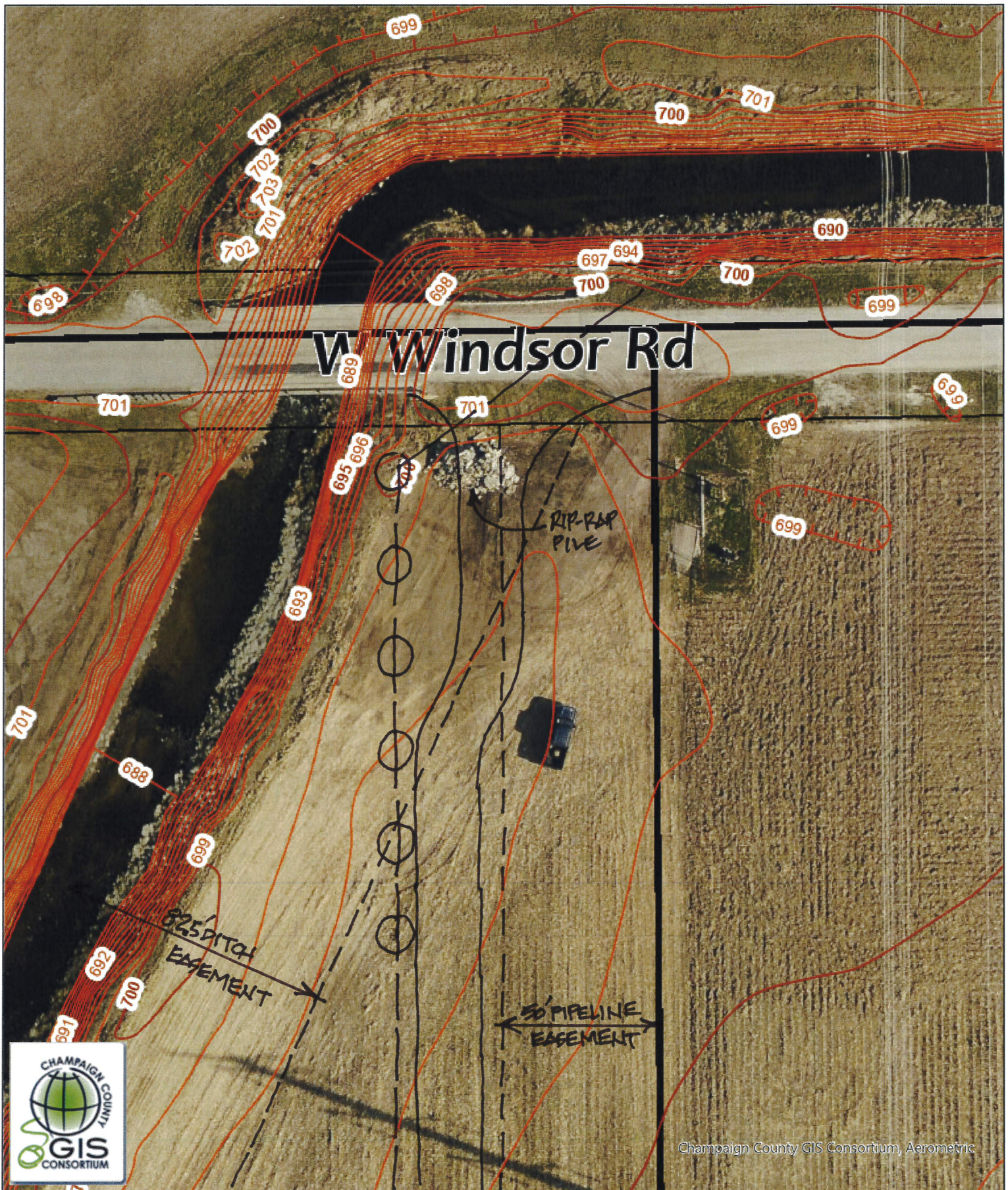


LEGEND	
ROAD LABEL	<b>ROAD NAME</b>
PROPERTY LINE	— — — — —
PROJECT PARCEL LINE	
PROPERTY SETBACK	— — — — —
ADJACENT PROPERTY LINE	— — — — —
EX. RESIDENCE/STRUCTURE	
RESIDENCE/STRUCTURE SETBACK	— — — — —
EX. FLOOD ZONE A (PER ALTA)	
EX. RIVERINE (PER ALTA)	
EX. OVERHEAD WIRE (TRACED PER AERIAL)	— EX OHE —
EX. UTILITY POLE (TRACED PER AERIAL)	
EX. GAS LINE (PER ALTA)	—  —
EX. MID-AMERICA PIPELINE EASEMENT (PER ALTA)	- - - - -
EX. SOIL BOUNDARIES (PER NRCS)	
EX. SOILS LABELS	
EX. HIGH TENSION WIRE (PER ALTA)	— HTW —
EX. GRAVEL DRIVEWAY (PER ALTA)	
EX. COMMUNICATION STRUCTURE (PER ALTA)	
EX. STORM STRUCTURE (PER ALTA)	
EX. STORM PIPE (PER ALTA)	— — — — —
EX. WATER VALVE (PER ALTA)	
EX. FENCE (PER ALTA)	— X — X —
PR. FENCE	— X — X —
PR. ACCESS ROAD	
PR. UNDERGROUND ELECTRIC	— UGE —
PR. OVERHEAD ELECTRIC	— OH —
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. UTILITY POLE	

**RECEIVED**  
SEPT 22, 2025  
CHAMPAIGN COUNTY  
PLANNING & ZONING

<p><b>CHAMPAIGN CSG 1 LLC</b></p>	<p><b>ACCESS DRIVE</b></p>	<p>KHA PROJECT 26858301.3</p>	DATE	7/30/25	<p><b>Kimley»»»Horn</b> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 570 LAKE COOK ROAD, SUITE 200 DEERFIELD, IL 60015 PHONE: (630) 487-3449 WWW.KIMLEY-HORN.COM</p>	<p><b>DIMENSION</b> <b>RENEWABLE ENERGY</b></p>	<p>REVISION PER COUNTY COMMENT</p>	<p>09/19/2025</p>	<p>DATE</p>
			SCALE	AS SHOWN					
			DESIGNED BY	LLR					
			DRAWN BY	LLR					
			CHECKED BY	RS					
<p>SHEET NUMBER</p> <p><b>EX-1</b></p>		<p>CHAMPAIGN COUNTY, IL</p>		<p>CHAMPAIGN COUNTY, IL</p>		<p>CHAMPAIGN COUNTY, IL</p>		<p>CHAMPAIGN COUNTY, IL</p>	





This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.





**From:** Don Wauthier <dwauthier@bernsclancy.com>  
**Sent:** Thursday, September 25, 2025 12:26 PM  
**To:** Charles W. Campo  
**Subject:** Case 175-S-25 CSG 1 Community Solar Energy Project

**CAUTION:** External email, be careful when opening.

Mr Campo and members of the Champaign County Zoning Board of Appeals,

I offer the following comments about this proposed Special Use as a concerned citizen of Champaign County:

- I am in favor of solar energy projects. Properly installed I believe that they will be beneficial to society as a whole
- This applicant submits as Exhibit O the scientific study "*Hydrologic Response of Solar Farms*" written by Cook & McCuen published May 2013. That study is now 12+ years old and consisted of a desk top theoretical analysis of drainage conditions within a theoretical solar energy project site. While Solar Project applicants often cite it as a basis for determining that solar projects do not alter drainage conditions, that assumption is incorrect. The study used several assumptions that no longer apply to most solar energy projects. Further during the subsequent 12 years additional scientific investigation has revealed that the conclusions drawn in that study are often inaccurate. Thus that study is no longer considered relevant by the larger scientific community. Champaign County should **NOT** utilize the results of that study as a basis for review of this project. A separate site specific drainage analysis should be prepared.
- The vegetation maintenance plan indicates that native and pollinator plants are to be grown. The soils at this site are effectively some of the best, most productive soils in the entire world. Please consider requiring the applicant to implement agrivoltaics at this site. There are a great many dual use agricultural uses that can be implemented within a solar energy site. Please require continued joint agricultural use of the site. To do so is a win/win for everyone.
- Fountain Head Drainage District operates the adjacent Copper Slough channel. While I do not represent them it is likely that the drainage district has information about tile lines within this site.

I appreciate this opportunity to provide input into the Special Use approval process. Thank you for considering my input.

Sincerely,

Don Wauthier  
1831 Tahoe Court  
Champaign Illinois  
Phone: (217) 493-7799  
Email: [dwauthier@bernsclancy.com](mailto:dwauthier@bernsclancy.com)

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To the members of the Zoning Appeals Board,

Thank you for your service to the citizens of our County, and for carefully considering the Special Use permits that come before you.

We, the undersigned residents, support the building of new Community Solar projects in Champaign County. We are current users or hope to become users of Community Solar. Community Solar enables residents to benefit directly from solar projects. It lets us use clean, low cost solar, even if our homes are not good sites for solar panels. (Both homeowners and renters can participate in Community Solar.)

The benefit is a guaranteed 10-20% savings on electricity supply charges. A recent national survey found that Ameren ratepayers experienced the third largest price increases in the nation: \$540/year. As prices in our market have risen sharply, the Community Solar projects help consumers achieve significant savings which helps our family budgets. Around five hundred households can benefit from a 3MW project like the one before you tonight.

Community Solar is available to any Ameren customer, and demand for it has outpaced supply in our area. This means there are waiting lists to participate in some projects, and having more projects would mean that more of your constituents and our neighbors could sign up and save.

We hope that you will recommend Dimension's Foersterling Farm solar project for approval so that more people can enjoy solar savings on their utility bills.

Name	Address	Currently have Com.Sol/On a wait list
Alice Englebreetsen	501 E. California, Urbana, IL 61801	Currently have Com. Sol.
Joyce Mast	607 S. Westlawn Ave., Champaign, 61821	Currently have Com. Sol.
Andrew Rehn	300 W Illinois St, Urbana IL 61801	On a wait list