

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, September 25, 2025**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room
Bennett Administrative Center
102 East Main Street
Urbana, IL 61801**

This meeting will be held in person and there will be no virtual meeting. Entry is through the south entrance to Bennett. 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@champaigncountyil.gov 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 – *none*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings - None

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

7. New Public Hearings

***Case 175-S-25** Petitioner: **Champaign CSG 1 LLC, c/o Dimension RE LLC**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 3.0 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 locating the PV Solar Farm less than one and one-half miles from an incorporated municipality with a zoning ordinance and one-half mile from a municipal boundary per Section 6.1.5 B.(2)a.(a).

Part B: 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 Zoning Board of Appeals, per Section 6.1.5 G.(1).

Part C: A waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.

Other waivers may be necessary.

Location: **35 acres lying south and east of the Copper Slough drainage ditch on a 202-acre tract of land with PIN 03-20-30-100-002 on the South side of Windsor Road, described as The west half of the northwest fraction quarter of section 30 also described as lot 2 of the northwest fractional quarter of section 30; The east half of the northwest fractional quarter of Section 30, also described as lot 1 of the northwest fractional quarter of section 30; except all that part of the south 200 feet thereof lying east of the Copper Slough drainage ditch; and the west half of the northwest quarter of section 30, except the south 200 feet thereof; all in township 19 north, range 8 east of the third principal meridian in Champaign County, commonly known as farmland owned by Foersterling Farms LLC.**

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***Case 176-V-25** Petitioner: **Cody & Jaclyn Bohlen, Billie Busboom**

 Request: **Authorize a variance for a proposed 5-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

 Location: **A proposed 5-acre tract in the West half of the Southwest Quarter of the Southeast Quarter of Section 9, Township 20 North, Range 14 West of the Second Principal Meridian in Ogden Township, with an address of 2756 CR 2200 N, Ogden.**

8. Staff Report

9. Other Business
 A. 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.