

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, January 29, 2026**

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 – *February 27, 2025*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings

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

* 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 locating utility poles, driveways or any other construction within an easement for drainage ditch or gas pipeline or hazardous liquid pipeline unless specifically authorized by a crossing agreement that has been entered into with the relevant party per Section 6.1.5 E. (5)

Other waivers may be necessary

Location: **The subject property is approximately 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, in township 19 north, range 8 east of the third principal meridian in Champaign Township, as described in the legal advertisement and commonly known as farmland owned by Foersterling Farms LLC.**

7. New Public Hearings

*Case 184-S-25 Petitioner: **North Duncan Road Solar, LLC, c/o ReWild Renewables LLC, via agent Zachary Farkes, and participating landowner T & S Franey LLC**

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Request: Authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts (MW), on approximately 46 acres, including access roads and wiring, in the AG-2 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).

Other waivers may be necessary.

Location: Approximately 46 acres on the north half of the northeast quarter and the northeast quarter of the northwest quarter of Section 28, Township 20 Range 8 East of the Third Principal Meridian, in Hensley Township, being tax parcel 12-14-28-201-002 containing 113.70 acres, commonly known as property owned by T & S Franey LLC.

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.