

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF SPECIAL MEETING

Date: **November 1, 2018**  
Time: **6:30 P.M.**  
Place: **Lyle Shields 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 - AMENDED**

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings (**Note: All continued hearings are ready for Final Determination**)

**Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).**

**TIME CHANGE: 6:30 P.M.**

**LOCATION: LYLE SHIELDS MEETING ROOM**

**\*Case 903-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 road 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 425 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640), per Section 6.1. 5B. (2) b.**  
**Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that include 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: **Part of a 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the house located at 2232A CR 1000N, Sidney.**

**\*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.**

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**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.

**\*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 338 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

**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.

6. New Public Hearings

**\*Case 898-S-18** Petitioner: Bay-wa r.e. Solar Projects LLC, via agent Patrick Brown

**Request:** Authorize a Utility-scale PV Solar Farm with a total nameplate capacity of 150 megawatts (MW), including access roads and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, and including the following waivers of standard conditions (other waivers may be necessary):

**Part A:** A waiver for a distance of 1,175 feet between a PV Solar Farm and 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.

**Part C:** 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:** In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 11, 12, 13, 14, 15, 22 and 23, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.

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

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**\* Administrative Hearing. Cross Examination allowed.**