

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:          **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:          **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room**  
**Brookens Administrative Center**  
**1776 East Washington Street**  
**Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:    **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:    **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.



# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:          **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:          **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:          **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room**  
**Brookens Administrative Center**  
**1776 East Washington Street**  
**Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:           **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, January 16, 2025**  
Time: **6:30 P.M.**  
Place: **Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802**

This meeting will be held in person and there will be no virtual meeting. Entry is through the northeast entrance to Brookens. 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@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us) 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 – *July 25, 2024, August 15, 2024, August 29, 2024 and November 14, 2024*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board\*\*

Note: The full ZBA packet is available online at: [www.co.champaign.il.us](http://www.co.champaign.il.us).

6. Continued Public Hearings

- \* **Case 144-S-24**    Petitioner:    **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request:            **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District.**
- Location:          **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3<sup>rd</sup> Principal Meridian.**

7. New Public Hearings - None
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.