

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, November 13, 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

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 thereof 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: **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 180-V-25** Petitioner: **Carlee Breymeyer & Brennon Breymeyer, Judith Ideus-Park**

Request: **Authorize a variance for a proposed 3.44-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**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
NOVEMBER 13, 2025

Page 2

Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.

Location: **A proposed 3.44-acre tract in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 21 North, Range 10 East of the Third Principal Meridian in Rantoul Township, with an address of 1985 CR 2900 N, Rantoul**

8. Staff Report

9. Other Business

A. Review of Docket

B. Draft 2026 ZBA Meetings Calendar to place on file

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.