

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 13, 2018**
Time: **7:00 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

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings
6. New Public Hearings

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

TIME CHANGE: 7:00 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 separation of 0 feet in lieu of the minimum required 240 feet between the PV Solar Farm and non-participating properties 10 acres or less in area, per Section 6.1.5 D. (3) a. of the Zoning Ordinance.

Part B: A waiver for a distance of 1,000 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 C: A waiver for not including a signed Decommissioning and Site Reclamation Plan with the Special Use Permit application, per Section 6.1.5 Q.

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.**

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***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 separation of 0 feet in lieu of the minimum required 240 feet between the PV Solar Farm and non-participating properties 10 acres or less in area, per Section 6.1.5 D. (3) a. of the Zoning Ordinance.
Part B: A waiver for a distance of 35 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 C: A waiver for not including a signed Decommissioning and Site Reclamation Plan with the Special Use Permit application, per Section 6.1.5 Q.
Part D: A waiver for not providing a visual screen for any part of the PV SOLAR FARM that is visible to and located within 1,000 feet of an existing DWELLING or residential DISTRICT, per Section 6.1.5 M. (2) a.

Other waivers may be necessary

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 separation of 20 feet in lieu of the minimum required 240 feet between the PV Solar Farm and non-participating properties 10 acres or less in area, per Section 6.1.5 D. (3) a.
Part B: A waiver for a distance of 230 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 C: A waiver for not including a signed Decommissioning and Site Reclamation Plan with the Special Use Permit application, per Section 6.1.5 Q.
Part D: A waiver for not providing a visual screen for any part of the PV SOLAR FARM that is visible to and located within 1,000 feet of an existing DWELLING or residential DISTRICT, per Section 6.1.5 M. (2) a.

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.**

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