

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **January 31, 2019**
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

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes: **November 1, 2018, November 15, 2018, and January 3, 2019**
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: 6:30 P.M.

LOCATION: LYLE SHIELDS MEETING ROOM

***Case 922-S-18** Petitioner: **SolAmerica Energy, LLC. Via agent Ryan Peters, Environmental Engineer with SolAmerica Energy, LLC, and participating landowner Phyllis Jane Sinclair**

Request: **Authorize a Community Solar PV Solar Farm with a total nameplate capacity of 2 megawatts (MW), 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 a distance of 1,340 feet between a PV Solar Farm and a municipal boundary in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)a. of the Zoning Ordinance.
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.
Part D: A waiver for not including a Landscape Plan as part of the Special Use Permit application, per Section 6.1.5 F.(9)a.(b)iv.
Part E: A waiver for not including a Weed Control Plan as part of the Special Use Permit application, per Section 6.1.5 P.(3).
Other waivers may be necessary.

Location: **A 75.33 acre tract in the Southeast Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer Township, and commonly known as the property bordered by the Norfolk-Southern railroad tracks to the north, the Village of Homer to the west, CR 1050N to the south, and the Vermilion County/Champaign County line to the east.**

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

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