

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, October 12, 2023**  
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 – *August 31, 2023*
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 099-S-23** Petitioner: **Champaign Solar 1 LLC, a subsidiary of Pivot Energy Development LLC**  
Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 5 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 distance of 1.07 miles from a municipality with a zoning ordinance in lieu of the minimum required 1.5 miles, per Section 6.1.5 B.(2)a.**

**Part B: A waiver for a separation distance of 42 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).**

**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. of the Zoning Ordinance.**

**Other waivers may be necessary.**

Location: **A 90-acre tract of land west of the Canadian National Railroad in the Southeast Quarter of Section 34, Township 17 North, Range 8 East of the Third Principal Meridian in Pesotum Township, and commonly known as farmland owned by JHBLT LLC on the north side of CR 0N.**

**\*Case 100-S-23** Petitioner: **Champaign Solar 1b LLC, a subsidiary of Pivot Energy Development LLC**  
Request: **Authorize a second Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, and including the following waivers of standard conditions:**

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**Part A: A waiver for a separation distance of 1.07 miles from a municipality with a zoning ordinance in lieu of the minimum required 1.5 miles, per Section 6.1.5 B.(2)a.**

**Part B: A waiver for a separation distance of 10 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).**

**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. of the Zoning Ordinance.**

**Other waivers may be necessary.**

**Location: A 90-acre tract of land west of the Canadian National Railroad in the Southeast Quarter of Section 34, Township 17 North, Range 8 East of the Third Principal Meridian in Pesotum Township, and commonly known as farmland owned by JHBLT LLC on the north side of CR 0N.**

**\*Case 104-V-23**    **Petitioners: Julio Crispin and Joy Young**

**Request: Authorize a variance for an existing ground-mounted solar array with a side yard of 4 feet in lieu of the minimum required 10 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 of the Champaign County Zoning Ordinance**

**Location: A 9.46-acre tract in the Southeast corner of Section 6, Township 21 North, Range 8 East of the Third Principal Meridian in Condit Township, with an address of 2903 CR 700E, Fisher.**

7. New Public Hearings

8. Staff Report

9. Other Business

    A. Review of Docket

10. Adjournment

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\* 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.