

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

## NOTICE OF REGULAR MEETING

Date: **Thursday, April 11, 2024**  
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 – *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](http://www.co.champaign.il.us).

**\*Case 115-S-23** Petitioner: **Pivot Energy IL 38, LLC, via agent Liz Reddington, with participating landowners Louis and Donna Zitting**

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 waiver of standard conditions:**

**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: **That part of a 51.16-acre tract of land lying south of County Highway 15 (CR 1050N) in the East Half of the West Half of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as farmland owned by Louis and Donna Zitting.**

**\*Case 126-S-23** Petitioner: **FFP IL Community Solar, LLC, via agent Christian Schlesinger and participating landowner Kathryn Bonacci**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 4.5 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 locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.(a).**

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**Part B: A waiver for locating the PV Solar Farm 45 feet from an adjacent lot that is 10 acres or less in area in lieu of the minimum required 240 feet, per Section 6.1.5 D.(3)a.**

**Part C: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of 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: Three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.**

**\*Case 127-S-23**      **Petitioner: FFP IL Community Solar, LLC, via agent Christian Schlesinger and participating landowner Kathryn Bonacci.**

**Request: Authorize a second Community PV Solar Farm with a total nameplate capacity of 2.5 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 locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.(a).**

**Part B: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of 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: Three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.**

**\*Case 128-S-24**      **Petitioners: Fatima Salazar and Pedro Palzan, d.b.a. Roof Panther and K2 Builders LLC**

**Request: Authorize a Special Use Permit for a Neighborhood Home Occupation that exceeds the maximum allowed number of vehicles in the AG-2 Agriculture Zoning District per Section 7.1.1. of the Zoning Ordinance, subject to the proposed variance in Case 131-V-24.**

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Location: **A 0.43-acre lot in the Southeast Quarter of the Northeast Quarter of Section 10, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 903 North High Cross Road, Urbana.**

**\*Case 131-V-24**    Petitioners: **Fatima Salazar and Pedro Palzan, d.b.a. Roof Panther and K2 Builders LLC**  
Request: **Authorize a Variance for a Neighborhood Home Occupation with parking that is 0 feet from the front lot line and side lot lines in lieu of the minimum required 10 feet from the front lot line and 5 feet from the side lot lines in the AG-2 Agriculture Zoning District, per Section 7.4.1 A.3. of the Zoning Ordinance.**  
Location: **A 0.43-acre lot in the Southeast Quarter of the Northeast Quarter of Section 10, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 903 North High Cross Road, Urbana.**

7. New Public Hearings - none

8. Staff Report

9. Other Business

A. Review of Docket

B. Board Support for ZBA Chair requested Leave of Absence through August 2024

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.