



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois
Thursday, April 10, 2025 - 6:30 p.m.

Shields-Carter Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Eric Thorsland – Chair

Aaron Esry – Vice-Chair

John Farney

Jennifer Locke

Emily Rodriguez

Jilmala Rogers

Chris Stohr

Agenda

I. Call to Order

II. Roll Call

III. Approval of Agenda/Addendum

IV. Approval of Minutes

A. March 6, 2025 – Regular Meeting

V. Public Input

VI. Communications

VII. New Business: Items to be recommended to the County Board

A. Zoning Case 144-S-24. A request by Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, 18575 Jamboree Road, Suite 850, Irvine CA 92612, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC, and the participating landowners to authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System (BESS), on approximately 1,047 acres with a fenced solar farm area of approximately 768 acres in the AG-1 Agriculture Zoning District in Sections 12, 13, 14, 15, 23 and 24 of Sidney Township, Township 18 North, Range 10 East of the 3rd Principal Meridian and including the following waivers of standard conditions:

Part A: 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 Zoning Board of Appeals, per Section 6.1.5 G.(1).

Part B: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality per Section 6.1.5 B.(2)a.

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

Part C: A waiver for a separation distance of 225 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6)

B. Decommissioning and Site Reclamation Plan for Zoning Case 144-S-24. A request by Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, 18575 Jamboree Road, Suite 850, Irvine CA 92612, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC, and the participating landowners included in the legal advertisement to approve a Decommissioning and Site Reclamation Plan for the Utility-Scale PV Solar Farm in Zoning Case 144-S-24 with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System (BESS) in Sections 12, 13, 14, 15, 23 and 24 of Sidney Township, Township 18 North, Range 10 East of the 3rd Principal Meridian.

VIII. Other Business

A. Monthly Reports -None

IX. Chair's Report

X. Designation of Items to be Placed on the Consent Agenda

XI. Adjournment