

CASE 115-S-23

PRELIMINARY MEMORANDUM

OCTOBER 18, 2023

Petitioner: Pivot Energy IL 38, LLC, via agent Buzz Becker, 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.

Site Area: Approximately 27 acres of a 51.16-acre tract

Time Schedule for Development: As soon as possible

Prepared by: **Susan Burgstrom**, Senior Planner
John Hall, Zoning Administrator

STATUS

P&Z Staff was notified that there was a staffing change at Pivot Energy for the proposed PV Solar Farm. In an email received October 16, 2023, Buzz Becker, Director of Project Development at Pivot Energy, stated that they would like to continue the hearing for Case 115-S-23 to January 25, 2024.

ATTACHMENTS

A Email from Buzz Becker received October 16, 2023

From: [Buzz Becker](#)
To: [Susan Burgstrom](#)
Cc: [Jonathan Fitzpatrick](#)
Subject: Re: screening requirement
Date: Monday, October 16, 2023 8:28:54 AM

CAUTION: External email, be careful when opening.

Thanks for those details, Susan.

January 25th, please.

Sent from my iPhone

On Oct 16, 2023, at 8:20 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Hi Buzz,

Since your case has already been advertised, we need to keep it on the agenda for 10/26. At the meeting, staff will request a continuance from the ZBA and per our by-laws, that has to be within 100 days and they have to identify a specific date to continue it to. Could you please select a date below to start your hearing?

December 14
December 28
January 11
January 25

Thanks,
Susan

From: Buzz Becker <bbecker@pivotenergy.net>
Sent: Monday, October 16, 2023 7:33 AM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Cc: Jonathan Fitzpatrick <jfitzpatrick@pivotenergy.net>
Subject: Re: screening requirement

CAUTION: External email, be careful when opening.

Understood, Susan. Appreciate that context.

Please keep us on hold until we get back to you. We probably need at least a couple of months to feel prepared to present to the ZBA.

--

BUZZ BECKER | Director of Project Development
bbecker@pivotenergy.net

D 918.346.9542 | [LinkedIn](#)

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On Thu, Oct 12, 2023 at 8:01 AM Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

The next available ZBA meeting is December 14, which could change if more cases come in. Please let me know how you want to proceed.

Thanks,
Susan

From: Buzz Becker <bbecker@pivotenergy.net>
Sent: Wednesday, October 11, 2023 6:26 PM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Cc: Jonathan Fitzpatrick <jfitzpatrick@pivotenergy.net>
Subject: Re: screening requirement

CAUTION: External email, be careful when opening.

Hey Susan,

Thanks for the heads up. Could we get a deferral for this? We'll want to make sure we are fully prepped and in attendance at the right time.

--

BUZZ BECKER | Director of Project Development
bbecker@pivotenergy.net
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