

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, November 14, 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 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 – *May 30, 2024*
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.

* **Case 147-V-24** Petitioner: **Jerry & Diamond Hay**

Request: **Authorize the following variances in the R-1 Single Family Residence Zoning District:**

Part A: Authorize a proposed single-family dwelling with a front yard of 17 feet in lieu of the required 25 feet per Section 5.3 of the Champaign County Zoning Ordinance.

Part B: Authorize a proposed single-family dwelling located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

Location: **The East 67 feet of Lots 1, 2 and 3 of B.R. Hammer's Addition to the Town of Dewey, in the Northwest Quarter of Section 34, in East Bend Township, with an address of 301 Independence Ave., Dewey.**

Case 129-AM-24 Petitioner: **Troy Parkhill**

Request: **Amend the Zoning Map to change the zoning district designation from the R-1 Single Family Residence Zoning District to the B-4 General Business Zoning District.**

Location: **A 1.81-acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 503 South Lake of the Woods Rd, Mahomet.**

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7. New Public Hearings

- * **Case 144-S-24** Petitioner: **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request: **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, in the AG-1 Agriculture Zoning District.**
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- A. Review of Draft ZBA Meetings Calendar to place on file

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CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
NOVEMBER 14, 2024

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CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, November 14, 2024**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room
Brookens Administrative Center
1776 East Washington Street
Urbana, IL 61802**

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CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
NOVEMBER 14, 2024

Page 2

7. New Public Hearings

- * **Case 144-S-24** Petitioner: **Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC**
- Request: **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, in the AG-1 Agriculture Zoning District.**
- Location: **In Sidney Township the following sections are included with exceptions as described in the legal advertisement: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3rd Principal Meridian.**

8. Staff Report

9. Other Business

- A. Review of Draft ZBA Meetings Calendar to place on file

10. Adjournment

* 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.

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, November 14, 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 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 – *May 30, 2024*
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.

* **Case 147-V-24** Petitioner: **Jerry & Diamond Hay**

Request: **Authorize the following variances in the R-1 Single Family Residence Zoning District:**

Part A: Authorize a proposed single-family dwelling with a front yard of 17 feet in lieu of the required 25 feet per Section 5.3 of the Champaign County Zoning Ordinance.

Part B: Authorize a proposed single-family dwelling located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

Location: **The East 67 feet of Lots 1, 2 and 3 of B.R. Hammer's Addition to the Town of Dewey, in the Northwest Quarter of Section 34, in East Bend Township, with an address of 301 Independence Ave., Dewey.**

Case 129-AM-24 Petitioner: **Troy Parkhill**

Request: **Amend the Zoning Map to change the zoning district designation from the R-1 Single Family Residence Zoning District to the B-4 General Business Zoning District.**

Location: **A 1.81-acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 503 South Lake of the Woods Rd, Mahomet.**

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