

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, February 27, 2025**
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 – *None*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings
6. New Public Hearings

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

- *Case 162-S-25** Petitioner: **Mahomet IL Solar 1 LLC**
- Request: **Auth Authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts (MW), including access roads and wiring, in the AG-2 Zoning District**
- Location: **Approximately 36 acres on two tracts of land with PIN's 15-13-17-100-012 (52.66 acres) and 15-13-17-200-010 (43.17 acres), totaling 95.83 acres on the South side of US Highway 150, in the West Half of the Northeast Quarter and the East Half of the Northwest Quarter of Section 17 Township 20 North, Range 7 East of the Third Principal Meridian, in Mahomet Township, commonly known as farmland owned by Greater Heritage Farms LLC and Paul Nurmi Trustee**
- Case 163-AM-25** Petitioner: **Bradley Ash d.b.a. Galesville Elevator Co.**
- Request: **Amend the Zoning Map to change the zoning district designation from the B-5 Central Business District and AG-1 Agriculture Zoning Districts to the I-1 Light Industry Zoning District**
- Location: **Four tracts of land in the West Half of Section 34, Township 22 North Range 8 East of the Third Principal Meridian in East Bend Township located South of Second Street in the Village of Dewey with PIN's 10-02-34-326-006, 10-02-34-328-001, 10-02-34-181-002 and 10-02-34-182-002 commonly known as the Premier Cooperative facility on the South side of Second Street in Dewey IL.**

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8. Staff Report

9. Other Business

A. Review of Docket

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.